

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 20 November 2024

Time: 6.30pm

Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

14 Additional Information - Presentation

(Pages
3 - 144)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 21 November 2024

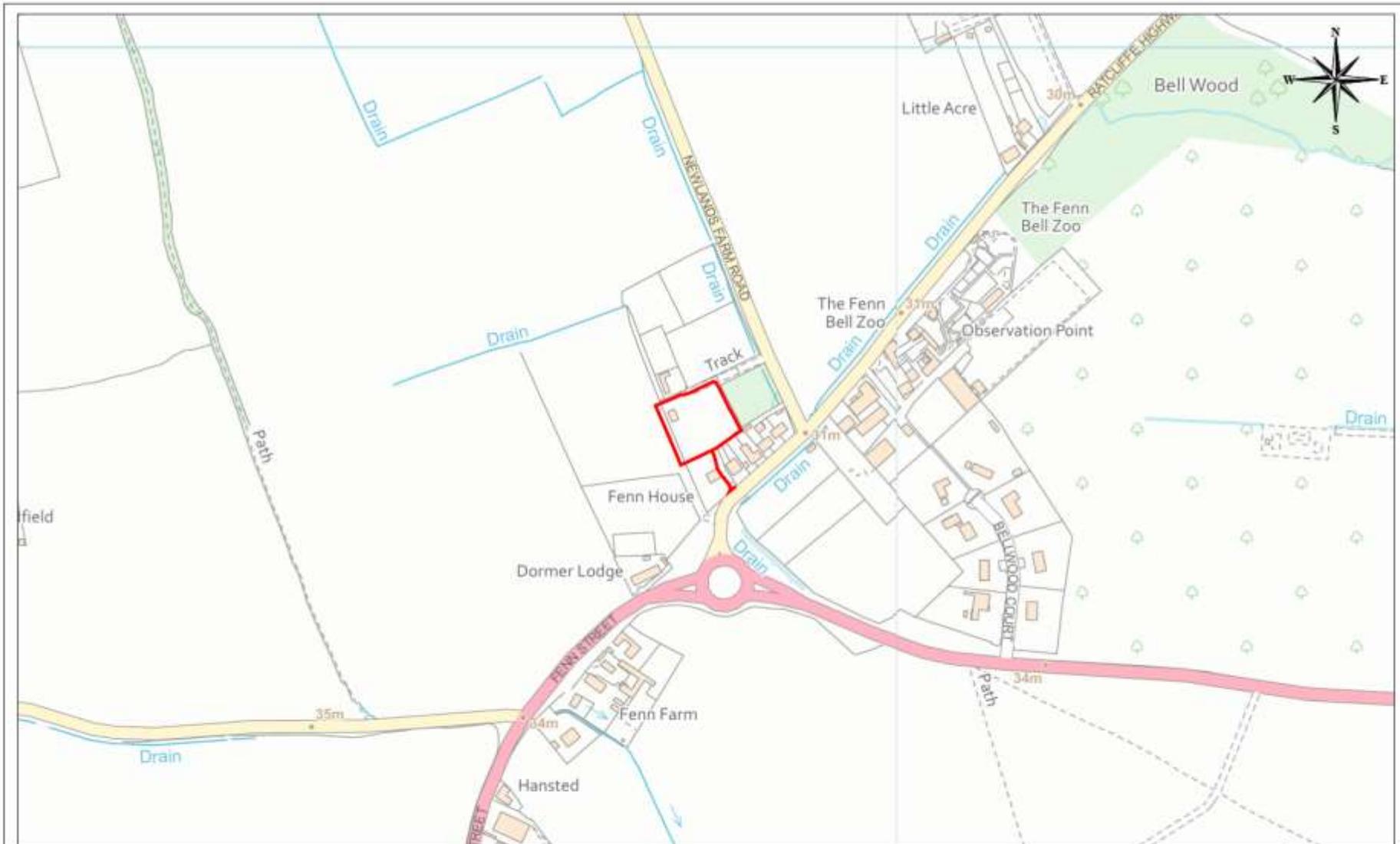
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Planning Committee

20TH November 2024

MC/23/2753

Land to the Rear of Fenn House Farm,
St Mary, Hoo, Rochester,
ME3 8QT



MC/23/2753 - Land To The Rear Of Fenn House Farm, Fenn Street, St Mary Hoo, Rochester, ME3 8QT

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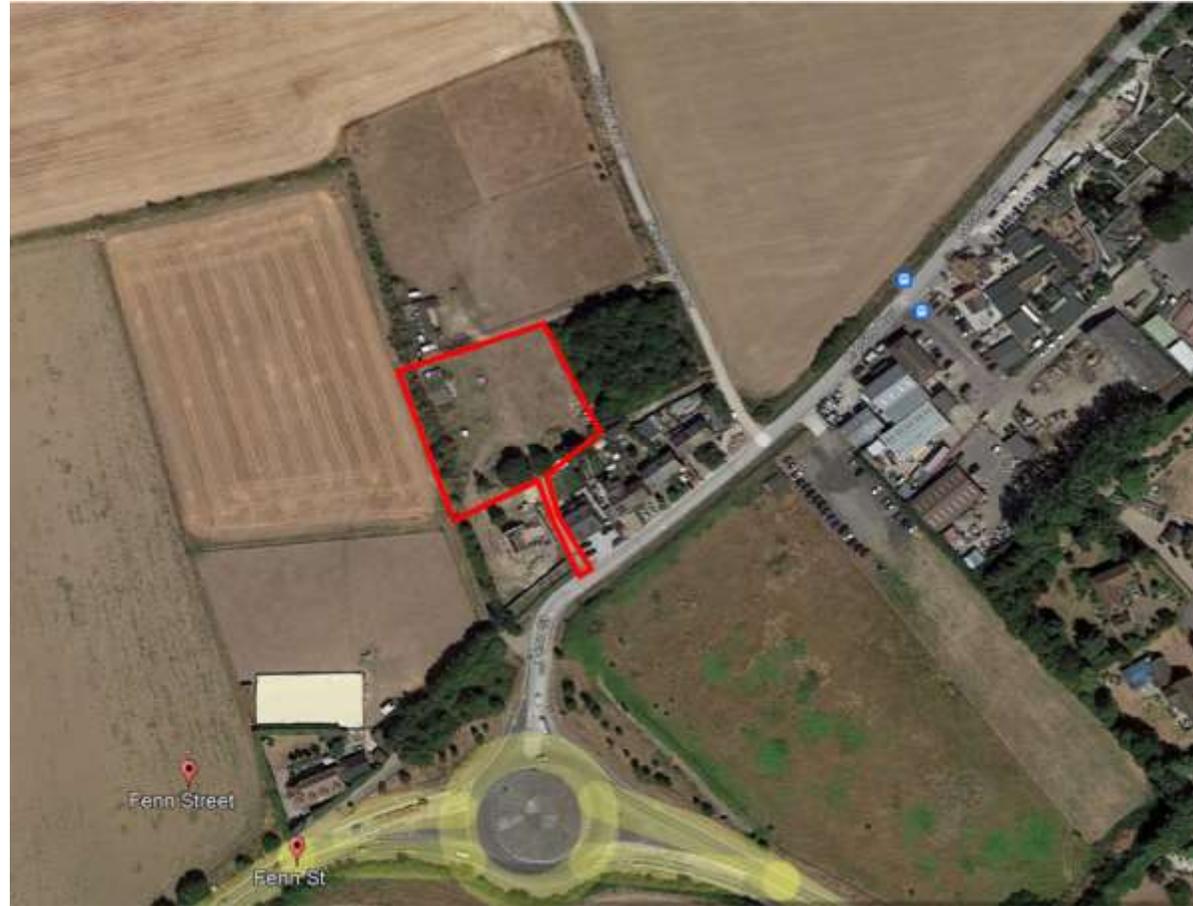


Medionity
Serving You

Scale 1:5000 07/11/24

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Site location



Access into the site



∞

From the field to the west of the site (rear garden of property to the left of the access road and site application site beyond



From the field to the west of the site looking towards the rear of the properties in Fenn Street



From private access on Newlands Farm Road looking into the site



Access road to neighbouring stables with site on the left



North eastern part of the site



Previously approved illustrative block plan for four self-builds



Proposed illustrative block plan

Proposed Block Plan
1,200

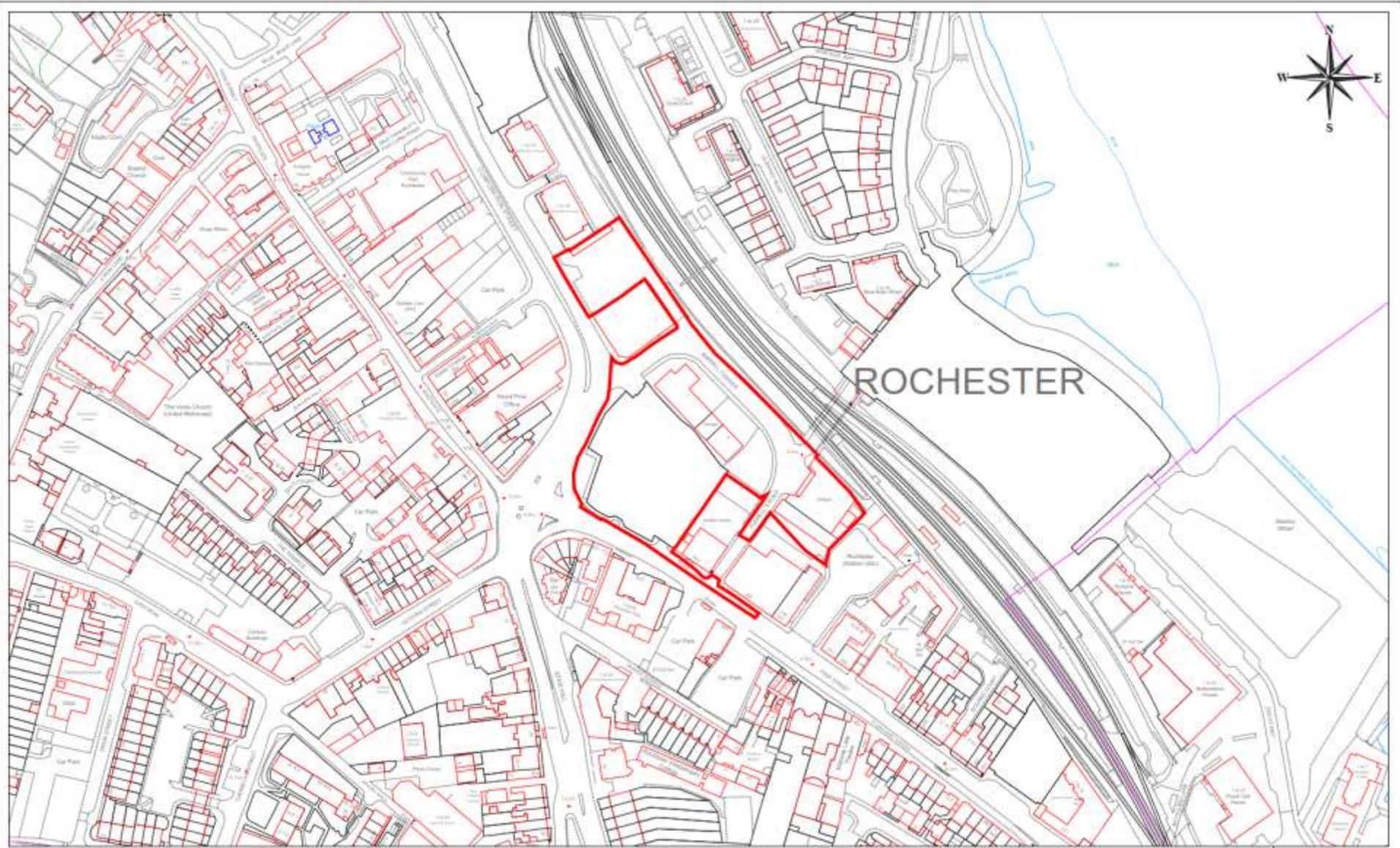


MC/24/1613

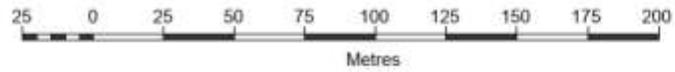
Ironmongers Yard

Rochester

ME1 1NG



MC/24/1613 - Ironmonger Yard, Rochester, ME1 1NG



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Scale: 1:2500 04/11/24
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Aerial Photo of site



Corporation Street Photos

18



Now – Buildings onsite demolished



2022 – Prior to buildings being demolished

Bardell Terrace Photos



2022 – Prior to demolition of buildings



Furrell's Road and Old Railway Station Photos

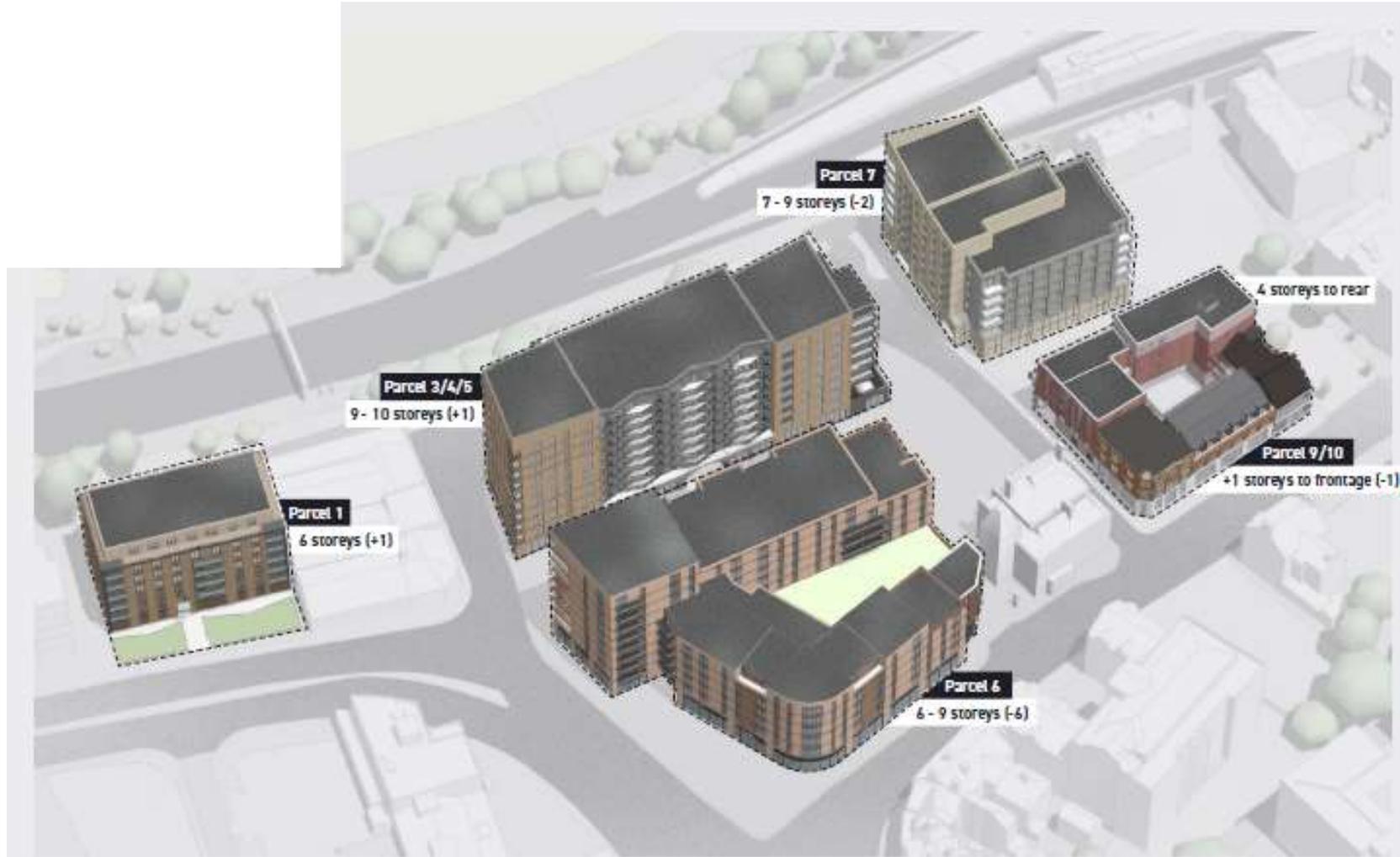
20



High Street Photos



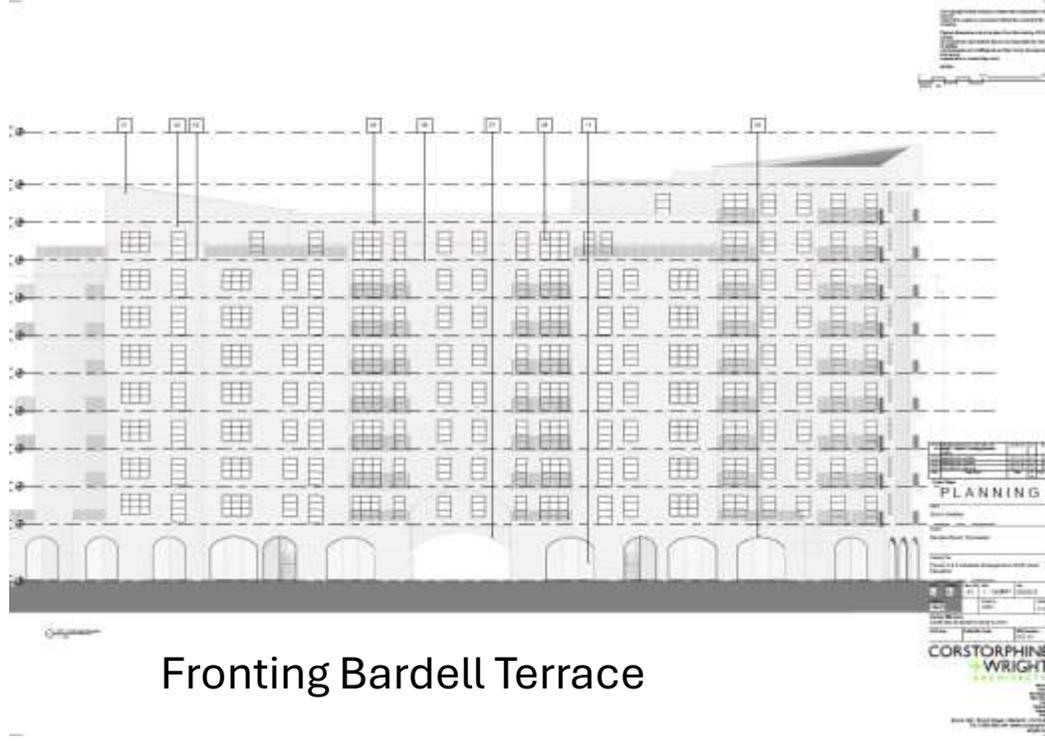
Original Approved Layout/Massing (MC/19/0038)



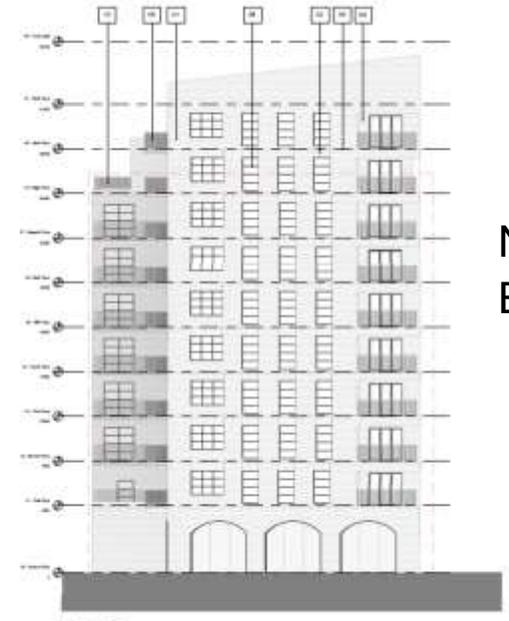
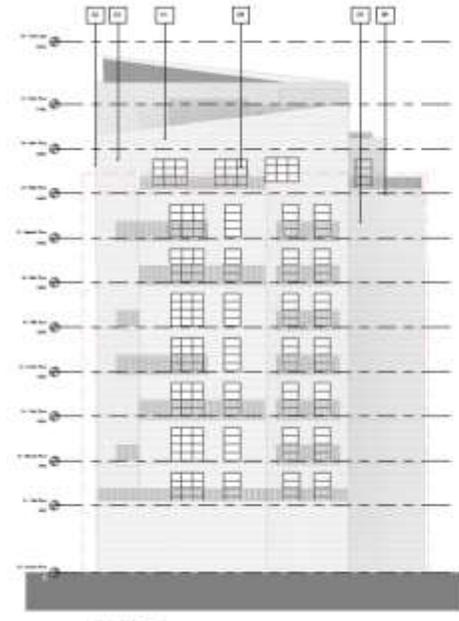
Previous Approved Ground floor wide(MC/19/0038)



Previously Approved Elevations buildings at centre of site (Parcel 3/4/5)



Fronting Bardell Terrace



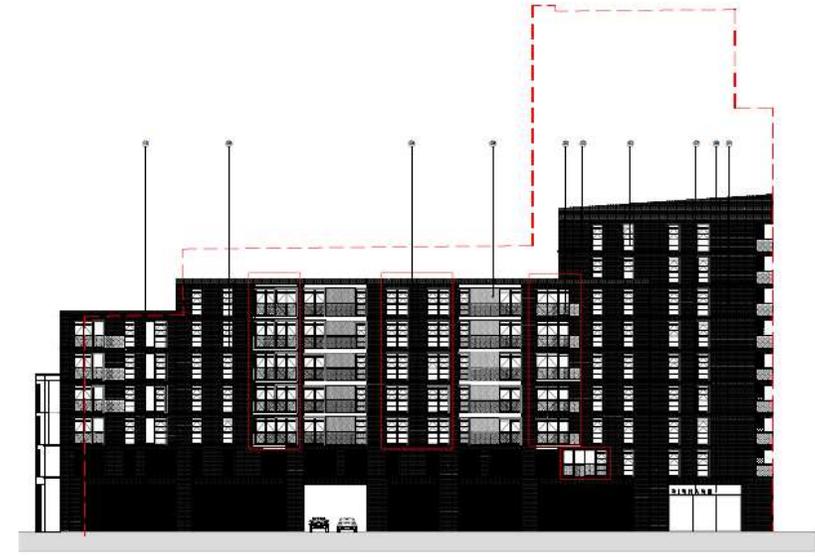
NW and SE Elevations



SW Elevation

Previously Approved Elevations buildings at centre of site (Parcel 6)

26



SECTION 1

KEY PLAN

PLANNING

CLIENTS

DATE

CORSTORPHINE + WRIGHT ARCHITECTS



KEY PLAN

PLANNING

CLIENTS

DATE

CORSTORPHINE + WRIGHT ARCHITECTS



SECTION 2

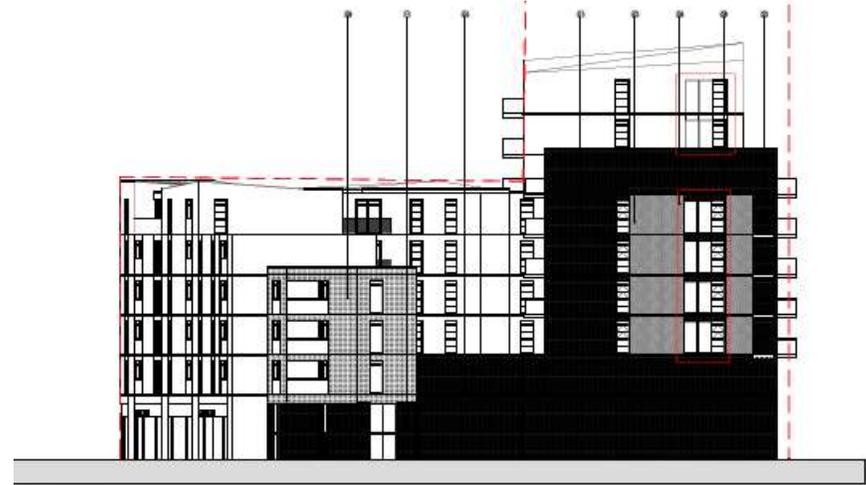
KEY PLAN

PLANNING

CLIENTS

DATE

CORSTORPHINE + WRIGHT ARCHITECTS



KEY PLAN

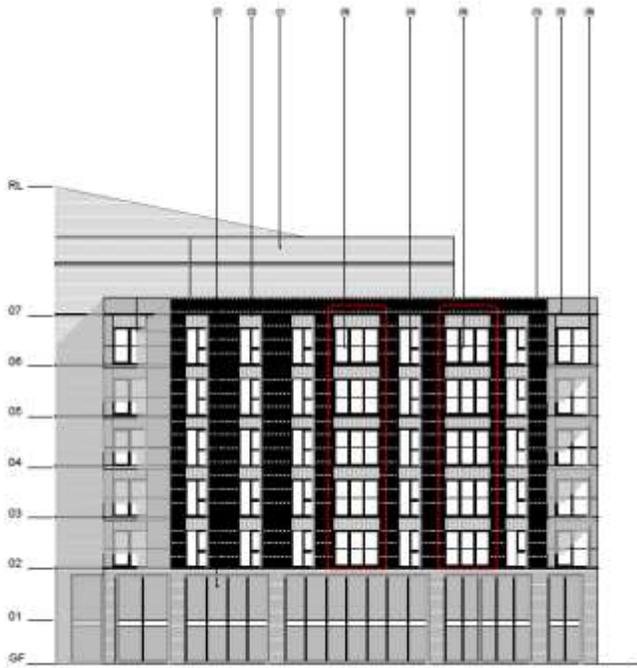
PLANNING

CLIENTS

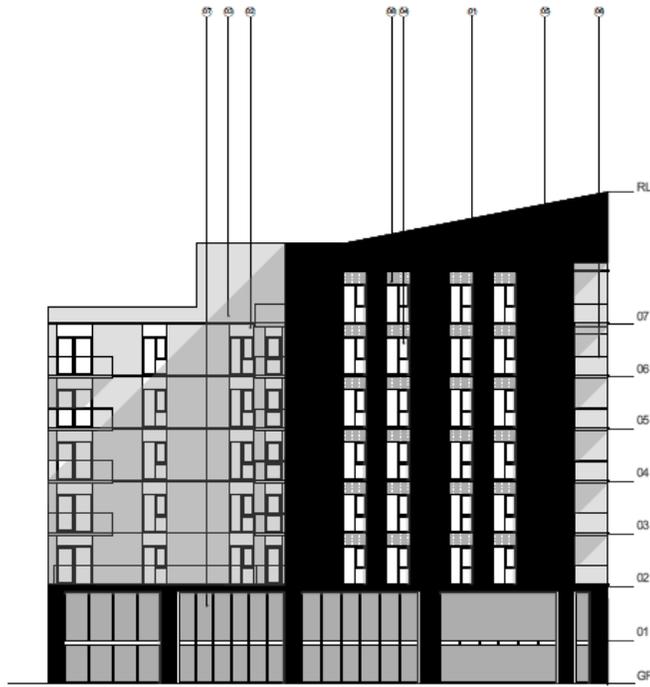
DATE

CORSTORPHINE + WRIGHT ARCHITECTS

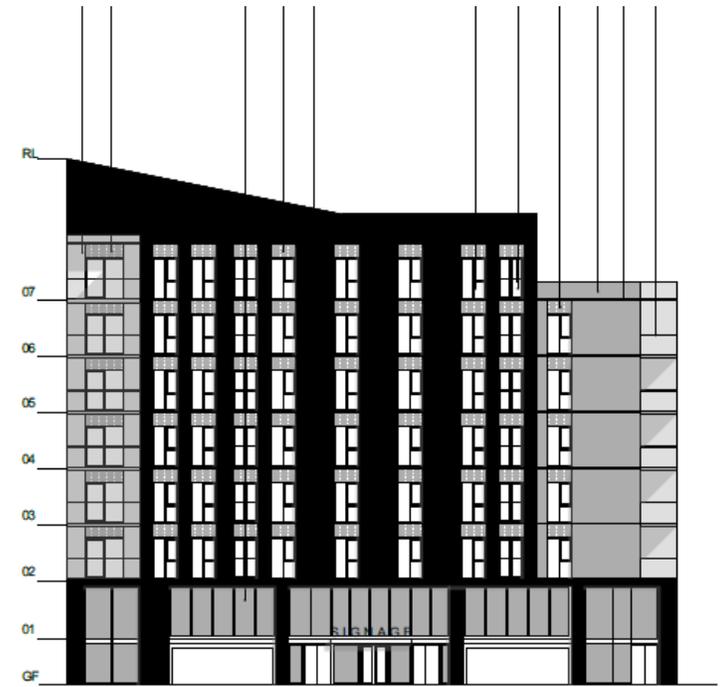
Previous Elevations of building fronting Furrell's Road (parcel 7)



EAST ELEVATION - B

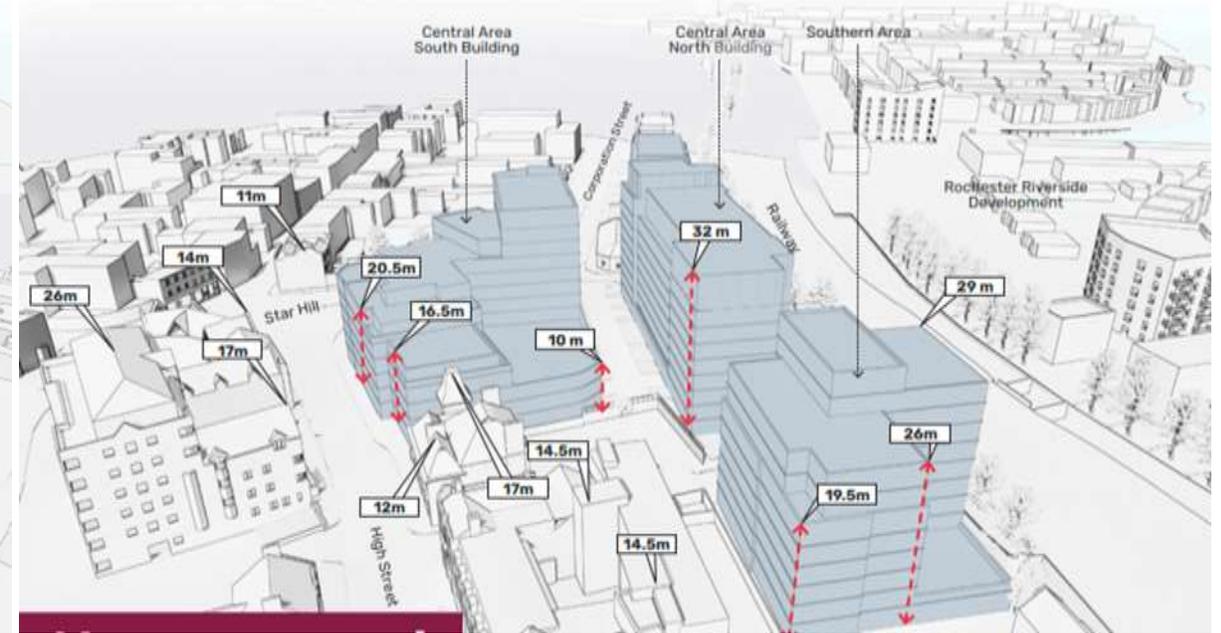
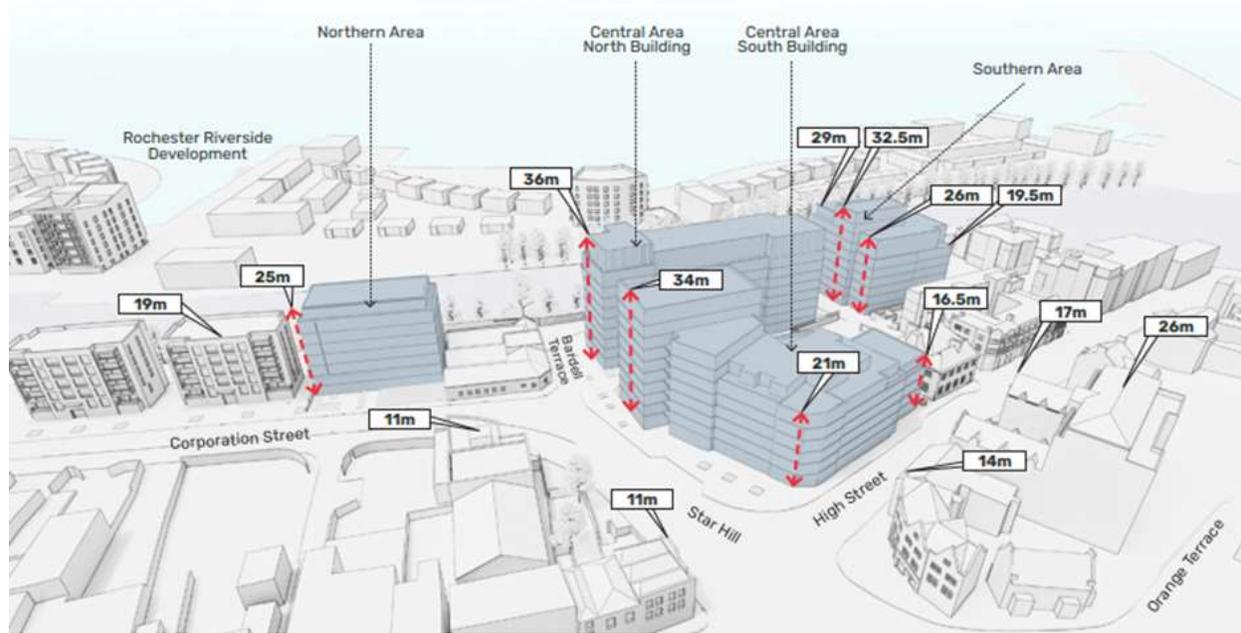


WEST ELEVATION - D



NORTH ELEVATION - A

MC/22/1810 – Approved Massing



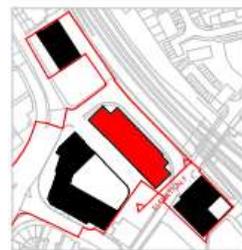
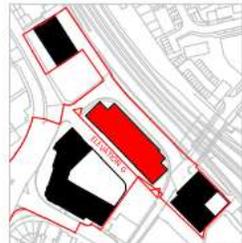
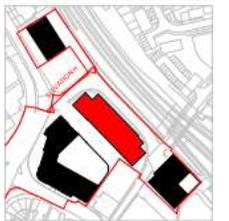
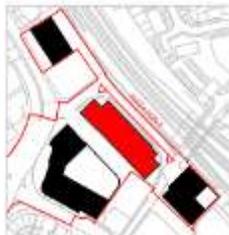
MC/22/1810 - Site Wide Ground Floor



MC/22/1810 – Building fronting 30 Corporation Street



MC/22/1810 – Block fronting Bardell Terrace



MC/22/1810 – Blocks fronting Corporation Street and High Street

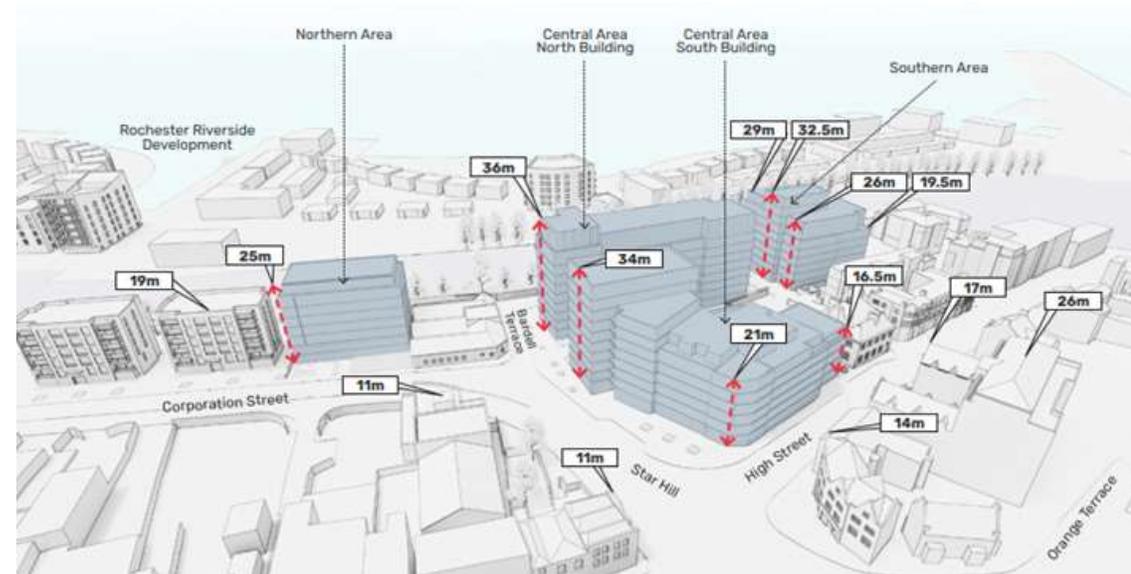
32



MC/22/1810 – Block fronting Furrell’s Road



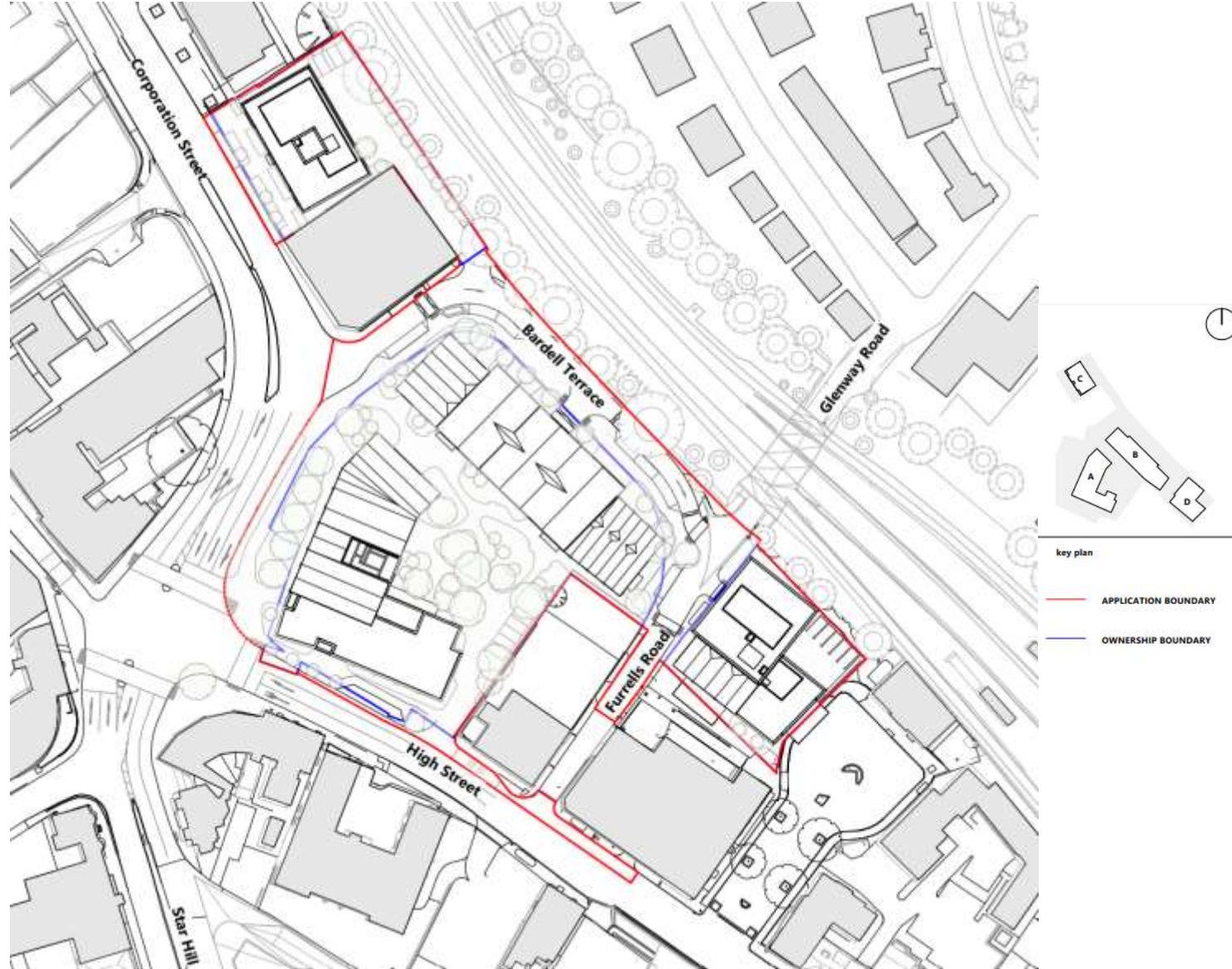
Proposed application massing



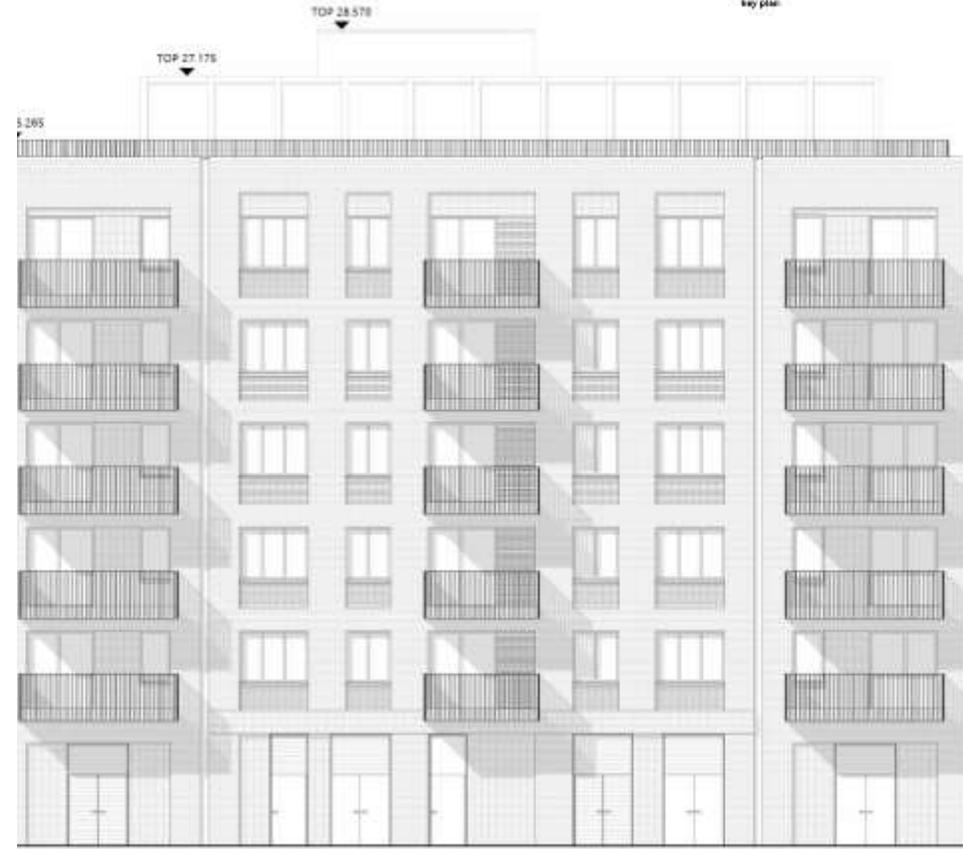
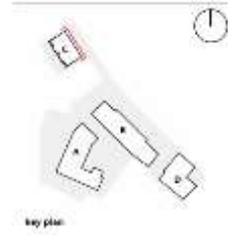
MC/22/1810 - massing



Proposed- Site Wide Roof Plan

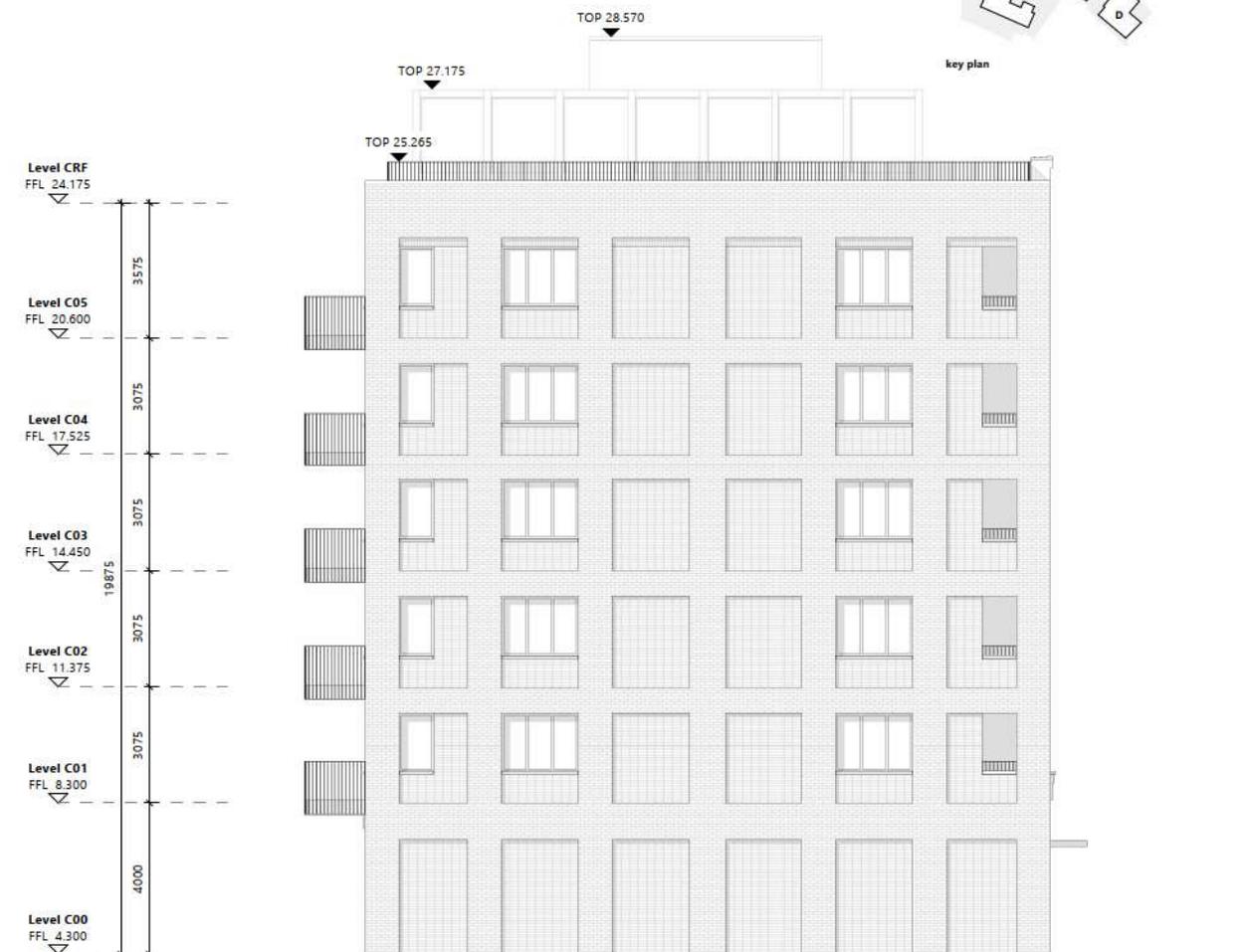
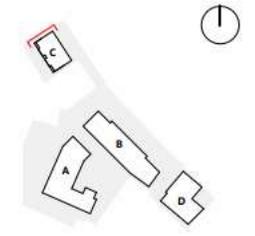
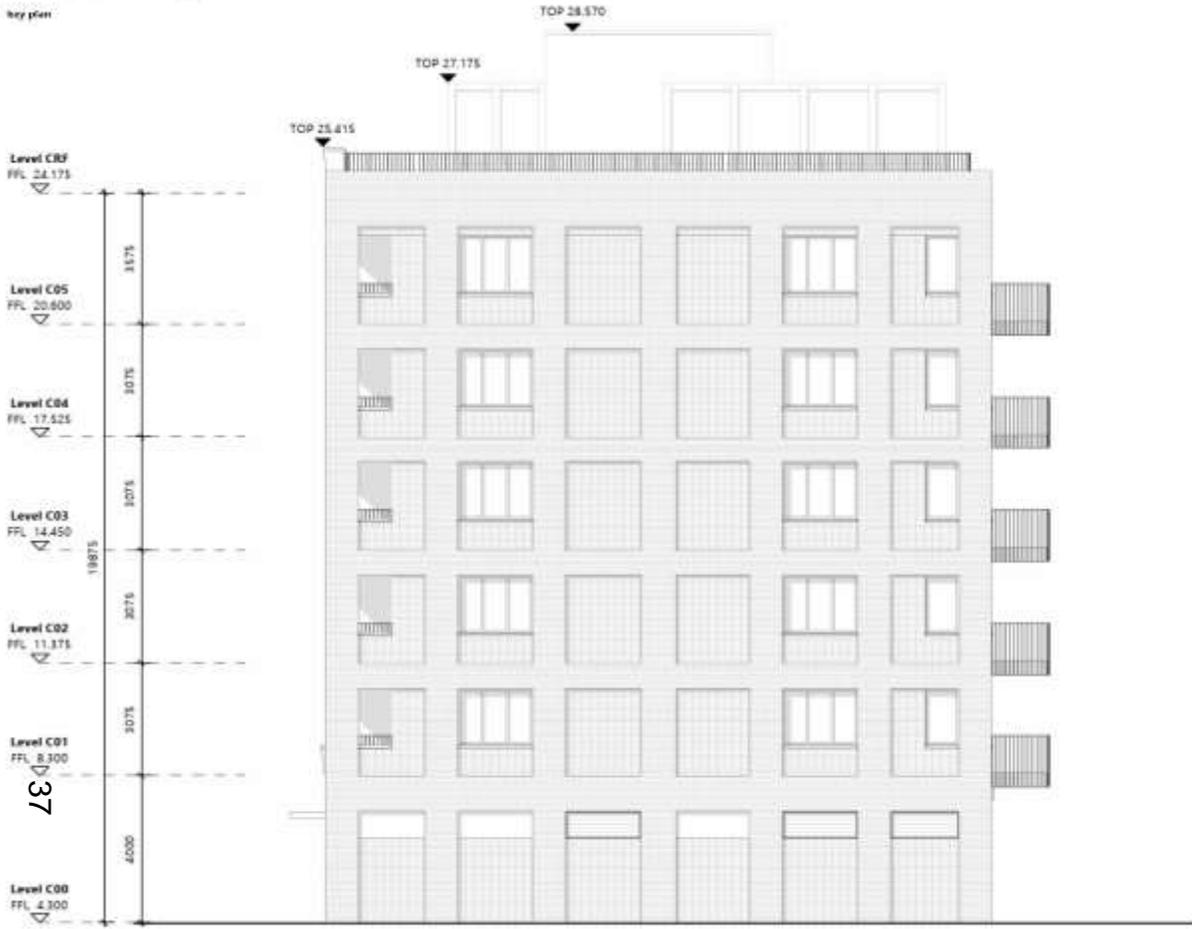
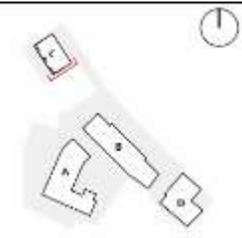


Proposed- Block fronting Corporation Street Block C



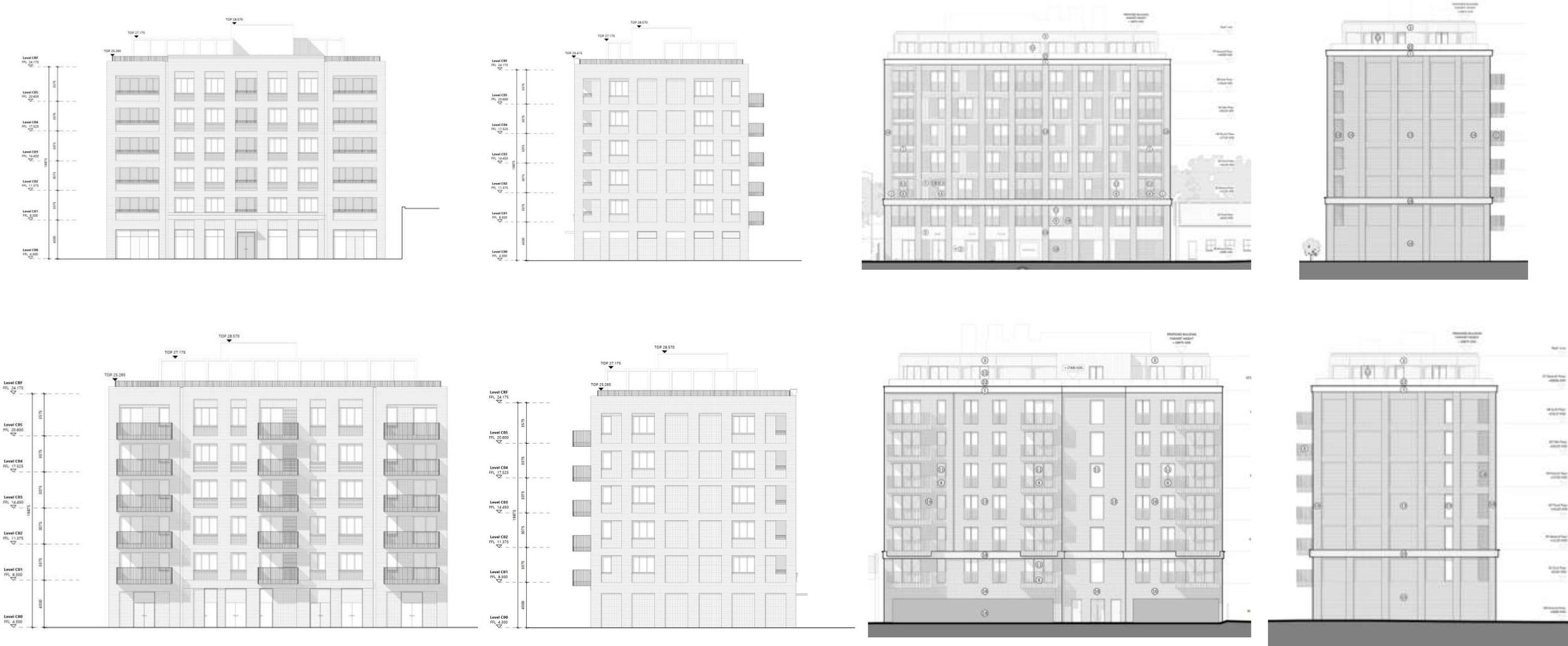
30 Flats (10 1bed and 20 2bed)

Proposed- Block fronting Corporation Street Block C



Comparison of proposed vs previously consented

38



MC/22/1810

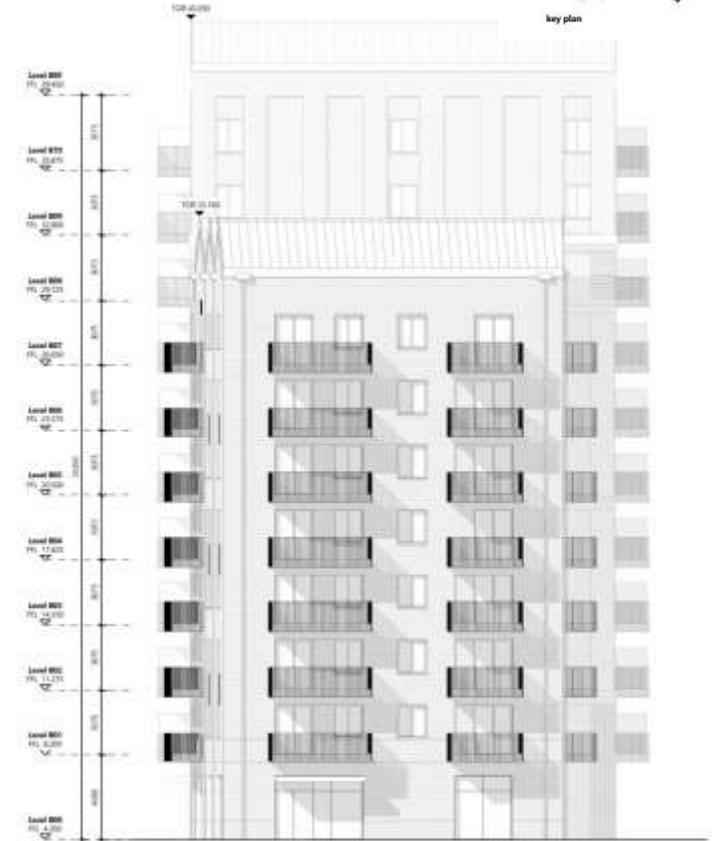
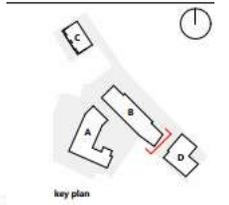
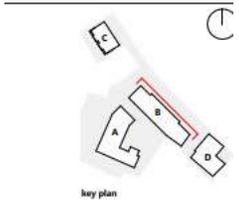
Proposed- Block fronting Bardell Terrace Block B



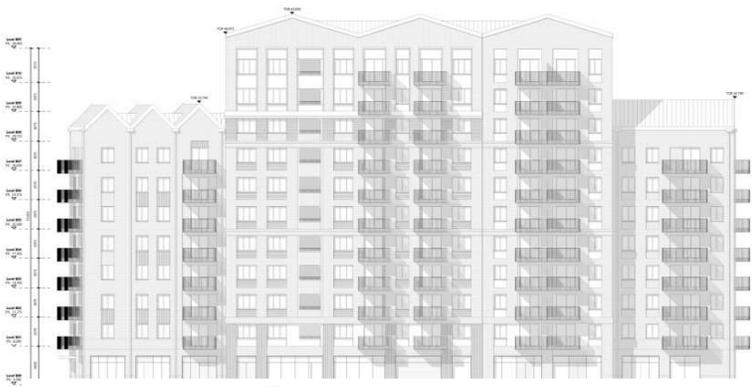
149 Flats, build to rent (118 1bed and 31 2bed)

Proposed- Block fronting Bardell Terrace Block B

40



Comparison of proposed vs previously consented



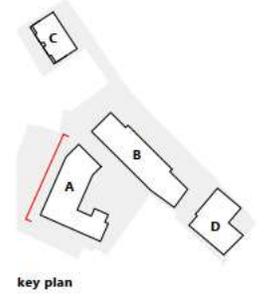
Proposed- Block fronting Corporation Street and High Street Block A

42



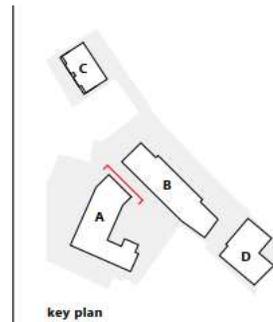
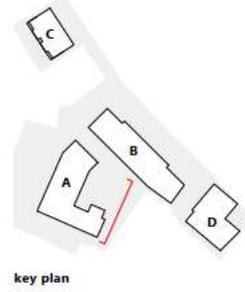
41 Senior Living - 41 Flats, build to rent (23 1bed and 18 2bed)/Flats for sale 9 (6 1bed and 3 2bed)

Proposed- Block fronting Corporation Street and High Street Block A



Proposed- Block fronting Corporation Street and High Street Block A

44

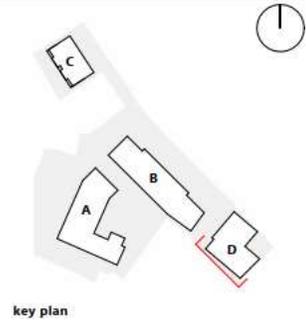
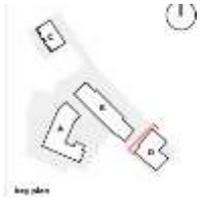


Comparison proposed vs consented scheme



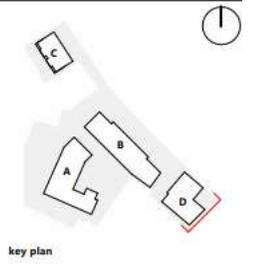
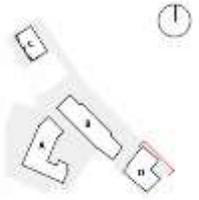
Proposed- Block fronting Furrels Road Block D

46



67 Flats, build to rent (42 1bed, 25 2bed)

Proposed- Block fronting Furrells Road Block D



Landscaping



CGI – Inside Ironmongers Yard

50



Crossing – s106 – contribution to 4 way crossing



Crossing – Minor Crossing works similar to those on previous consented

52



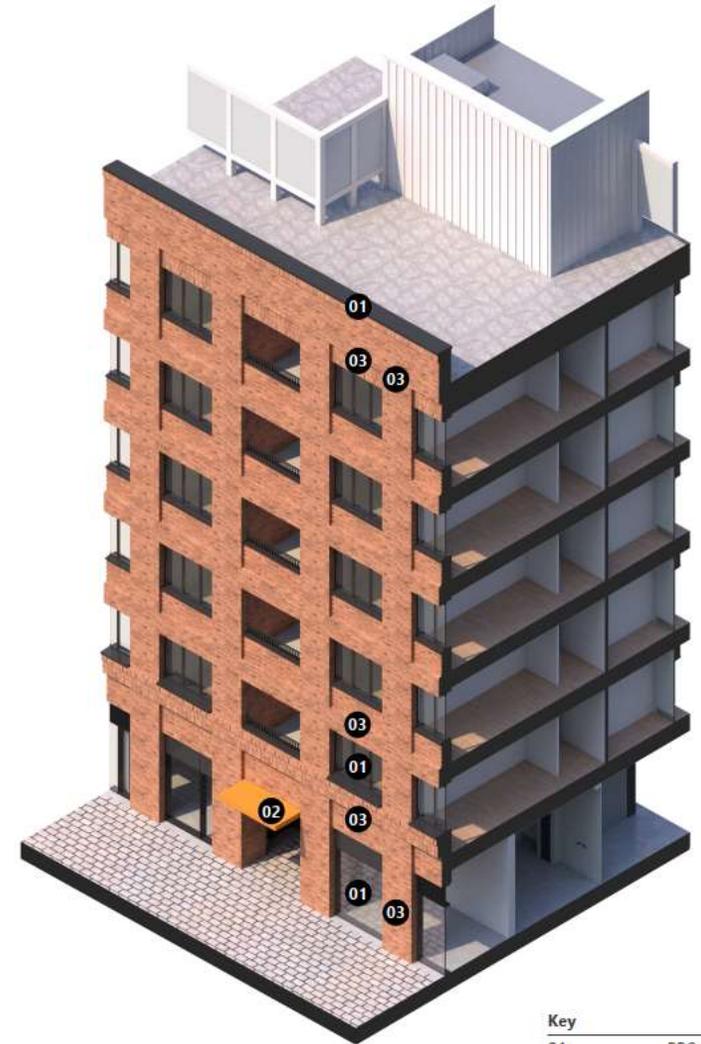
Proposed- Block fronting Corporation Street Block C Materiality



53

Key

01	Emphasized Central Bay
02	Large windows
03	Symmetry
04	Base/mid/top split



Key

01	PPC Aluminium - Black
02	PPC Aluminium - Orange
03	Brick Finish - Light Red

Proposed- Block fronting Bardell Terrace Block B – Materiality

54



- Key
- 01 Dominant low-pitched roof
 - 02 Horizontal industrial windows
 - 03 Symmetry



- Key
- 01 Dominant pitched roof
 - 02 Vertical windows
 - 03 Symmetry
 - 04 Base/mid/top split

01 - typical elevation

Proposed- Block fronting Bardell Terrace Block B – Materiality – Base/Mid/Top

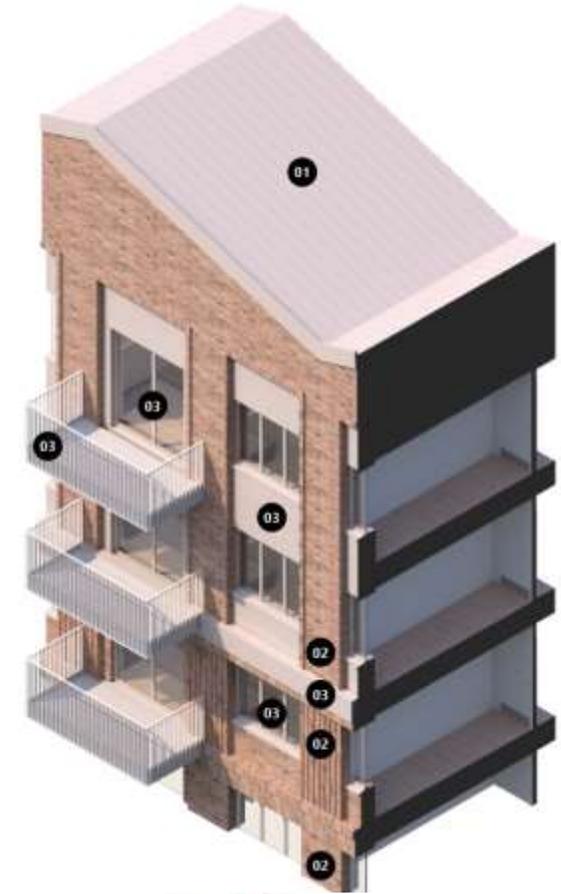
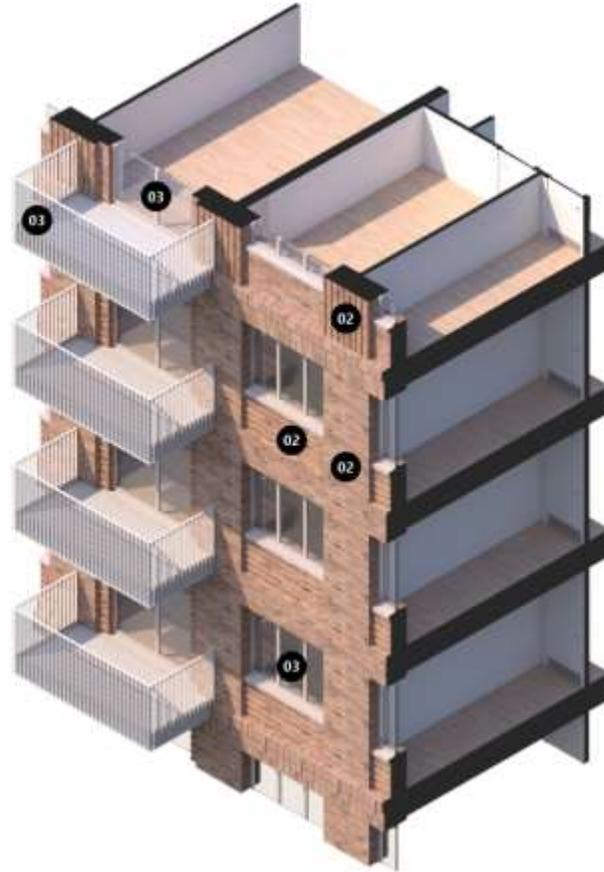
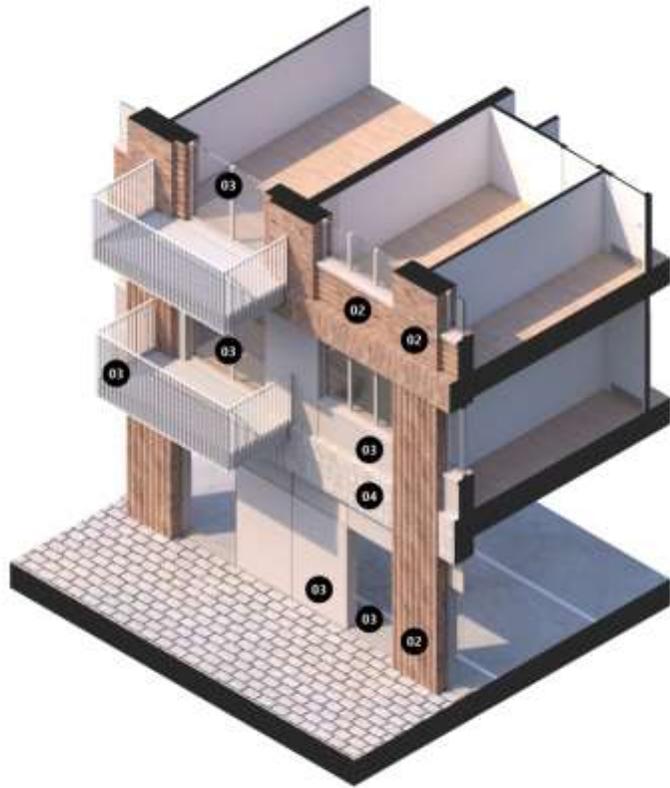


Fig 120. tall building - isometric bay - base



Fig 121. bay view

- Key
- 01 Standing Seam Roofing - Light Grey
 - 02 Brick Finish - Light Buff
 - 03 PVC Aluminium - Light Grey
 - 04 Brick Finish - Light Grey



Fig 122. bay view

- Key
- 01 Standing Seam Roofing - Light Grey
 - 02 Brick Finish - Light Buff
 - 03 PVC Aluminium - Light Grey
 - 04 Brick Finish - Light Grey



Fig 123. bay view

- Key
- 01 Standing Seam Roofing - Light Grey
 - 02 Brick Finish - Light Buff
 - 03 PVC Aluminium - Light Grey
 - 04 Brick Finish - Light Grey

Proposed- Block fronting Corporation Street and High Street Block A – Materiality

56



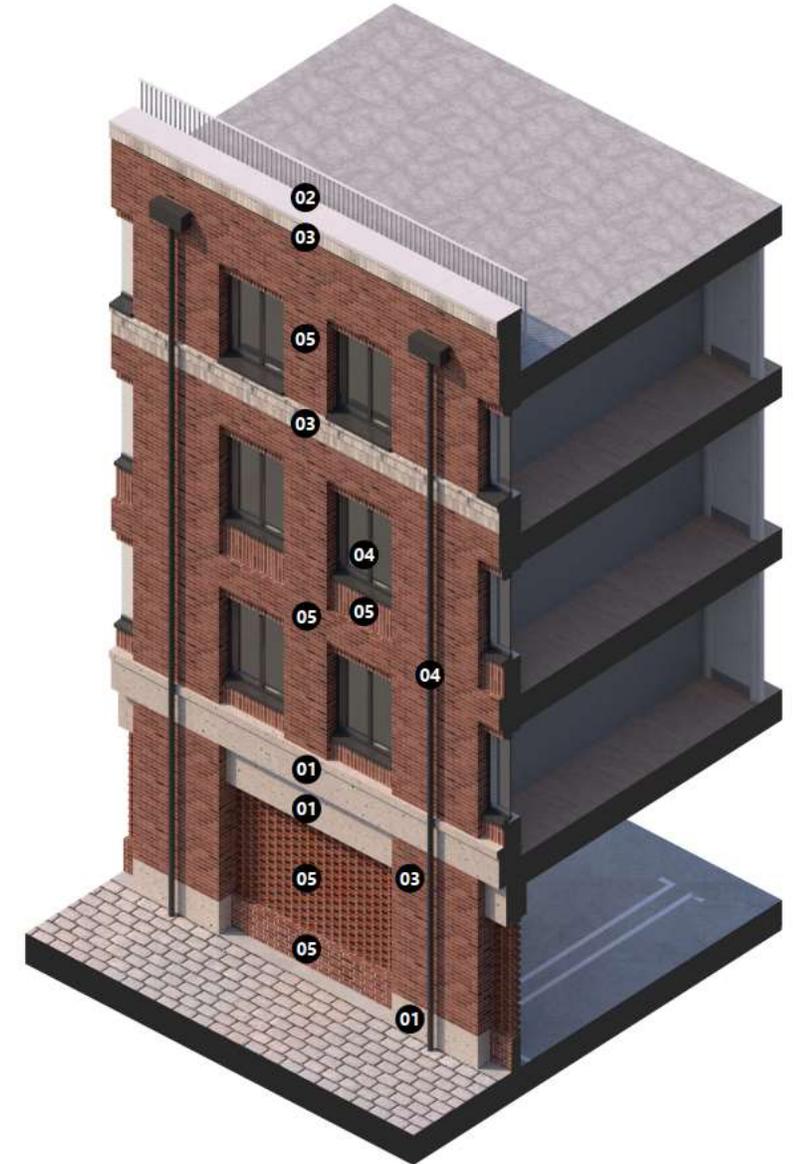
- Key**
- 01 Flat roof parapet
 - 02 Vertical windows
 - 03 Small bay width
 - 04 Base/mid/top split
 - 05 Horizontal banding



Fig 68. key plan

- Key**
- 01 Cast Stone - Light Grey
 - 02 PPC Aluminium - Light Grey
 - 03 Brick Finish - Light Grey
 - 04 PPC Aluminium - Black
 - 05 Brick Finish - Dark Red

Design & Access Statement



Block A - South West Elevation - isometric bay

Proposed- Block fronting Furrell's Road Block D – Materiality



Fig 74. Block D - South East Elevation

Key	
01	Elevated Central Bay
02	Vertical windows
03	Symmetry
04	Base/mid/top split

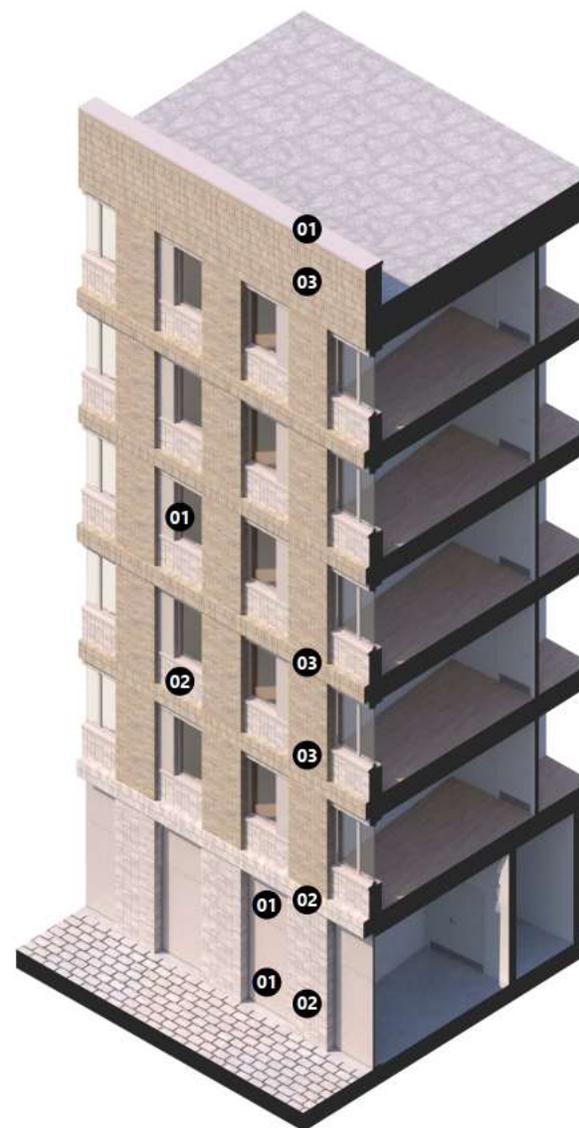
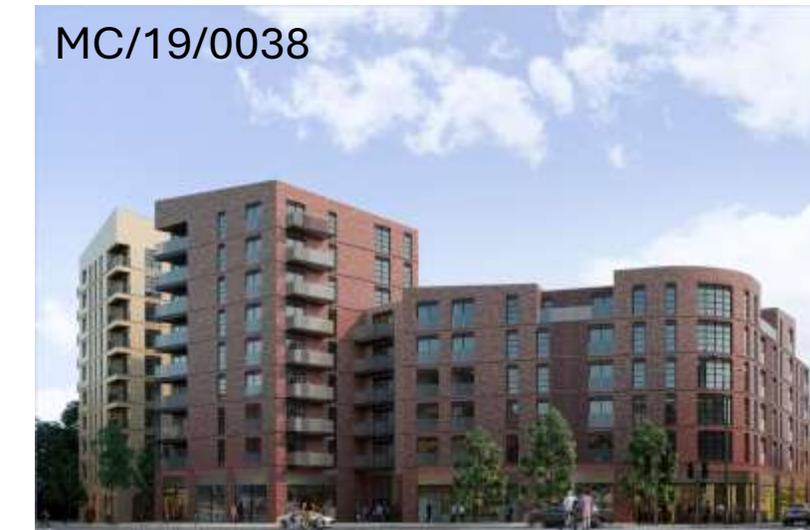
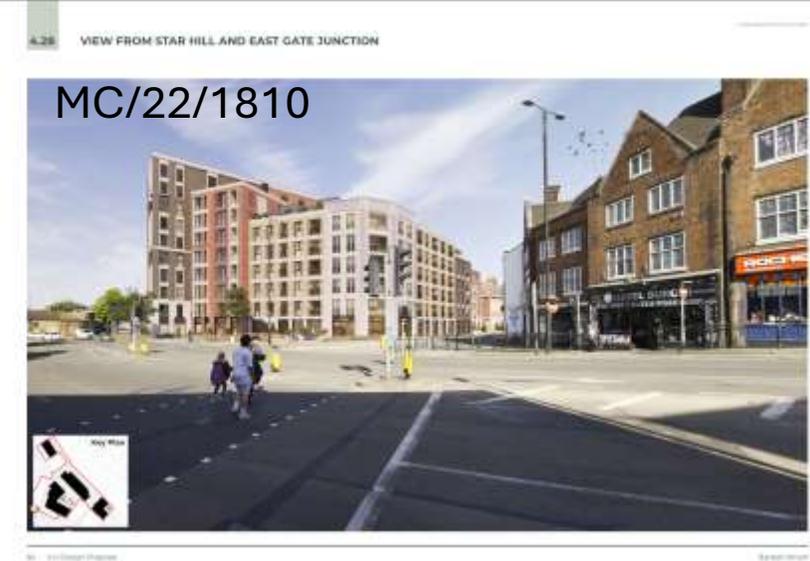


Fig 76. key plan

Key	
01	PPC Aluminium - Light Grey
02	Brick Finish - Light Grey
03	Brick Finish - Buff

CGIS – With comparison to previously consented schemes

58



CGIS – With comparison of previously consented schemes



CGIS – With comparison to previous consented.

09



CGIS – Looking down Furrell’s Road



CGIS – Relationship to Adjacent Listed building

62



HTVIA Views:

VIEW 1 - CUMULATIVE: Corporation Street, St Clements House, looking south east



Red Wire line is St Clements House (being built out in photo)

Green wire line is MC/22/1810 development

HTVIA Views:

64

VIEW 2 - PROPOSED: Eastgate, junction with Star Hill, looking east



Green wire line is
MC/22/1810
development

HTVIA Views:

VIEW 3 - PROPOSED: Star Hill, junction with Victoria Street, looking north



Green wire line is
MC/22/1810
development

HTVIA Views:

08

VIEW 4 - PROPOSED: High Street, junction with Furrell's Road, looking west



Green wire line is
MC/22/1810
development

HTVIA Views:

VIEW 5 - PROPOSED: High Street, outside Medway Little Theatre, looking north-west



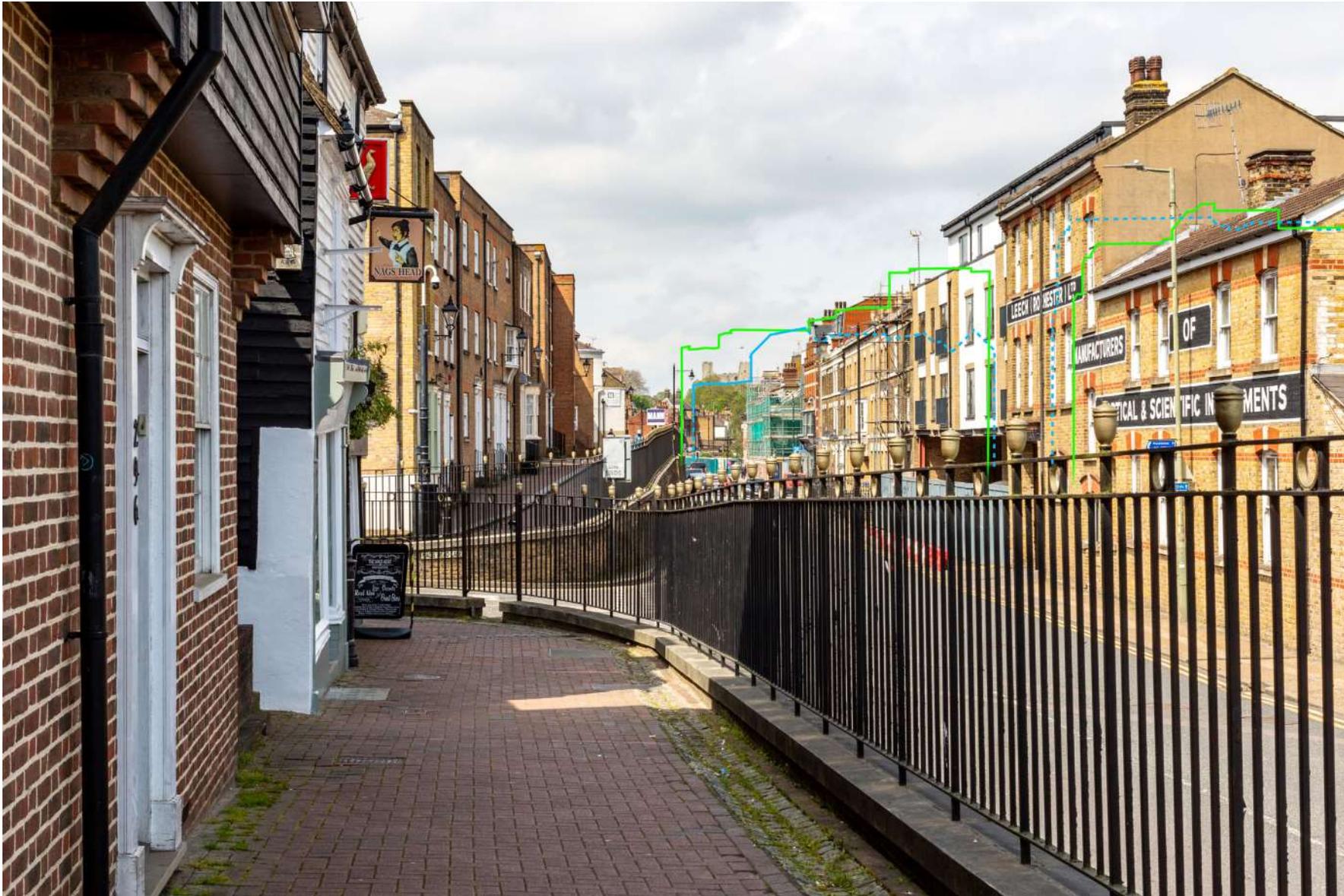
Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development

HTVIA Views:

89

VIEW 6 - PROPOSED: High Street, outside No.320, looking north-west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development

HTVIA Views:

70 VIEW 8 - PROPOSED: Jackson's Field, looking north-west



Green wire line is
MC/22/1810
development

HTVIA Views:

VIEW 9 - PROPOSED: Castle Hill, looking south-west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development

HTVIA Views:

VIEW 11 - CUMULATIVE: Victoria Gardens, on path immediately south of New Road, looking south-west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development
Orange wire line is St
Bartholomew's

Purple wire line is
Rochester Riverside

HTVIA Views:

VIEW 12 - CUMULATIVE: Victoria Gardens, north of Fort Pitt Hill, looking north-west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development
Orange wire line is St
Bartholomew's

Purple wire line is
Rochester Riverside

HTVIA Views:

74

VIEW 13 - CUMULATIVE: North-western end of Sun Pier, looking west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development

Purple wire line is
Rochester Riverside

HTVIA Views:

VIEW 14 - CUMULATIVE: Fort Amherst, looking west



Green wire line is
MC/22/1810
development

Blue wire line is the
proposed
development

Purple wire line is
Rochester Riverside

Landscaping

76



Proposed- Block fronting Corporation Street and High Street Block A



Ground Floor



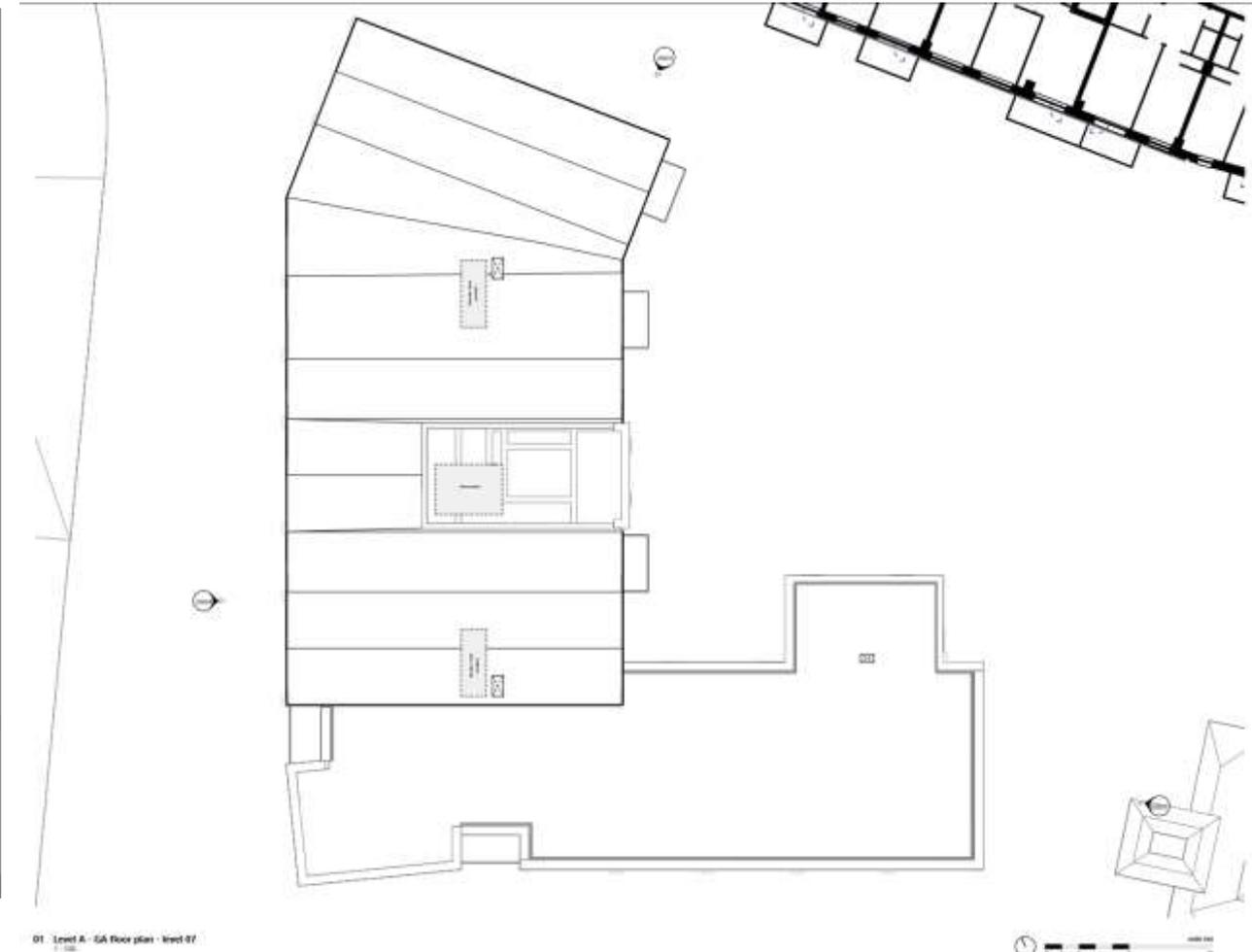
First to Third Floors

Proposed- Block fronting Corporation Street and High Street Block A

78

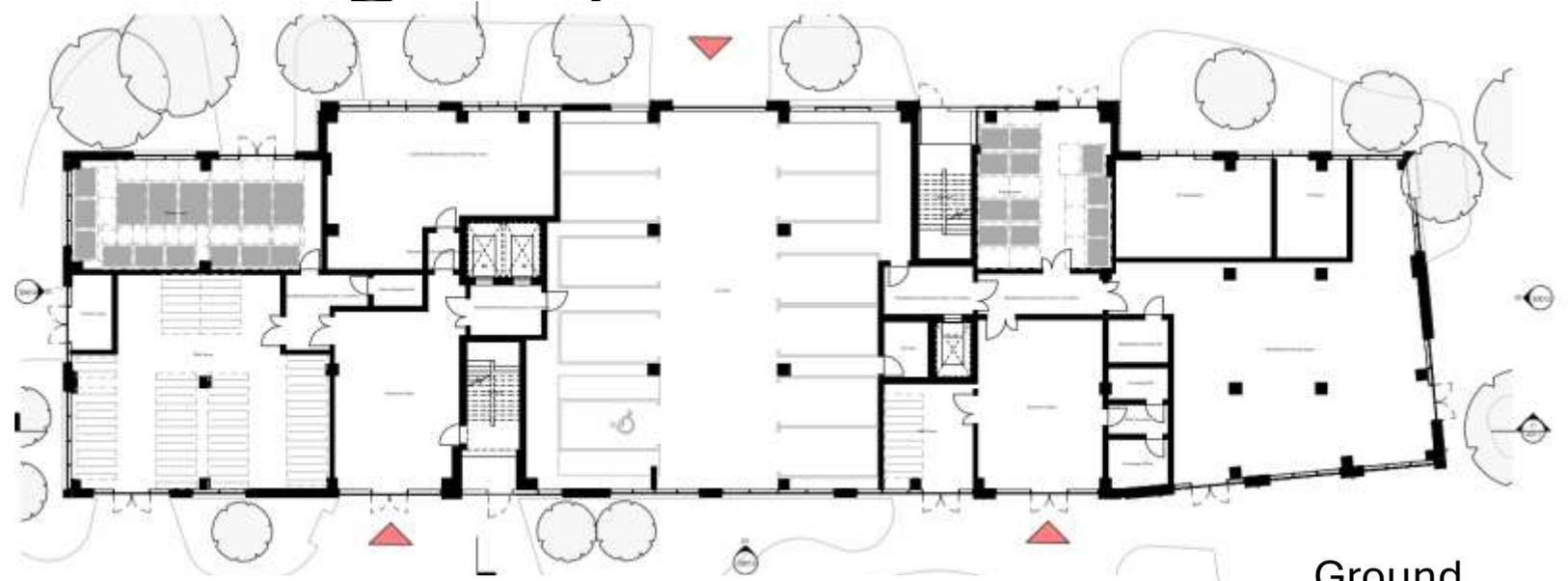


Fourth and Fifth Floor



Roof

Proposed- Block fronting Corporation Street and High Street Block B



Floors 1 - 7

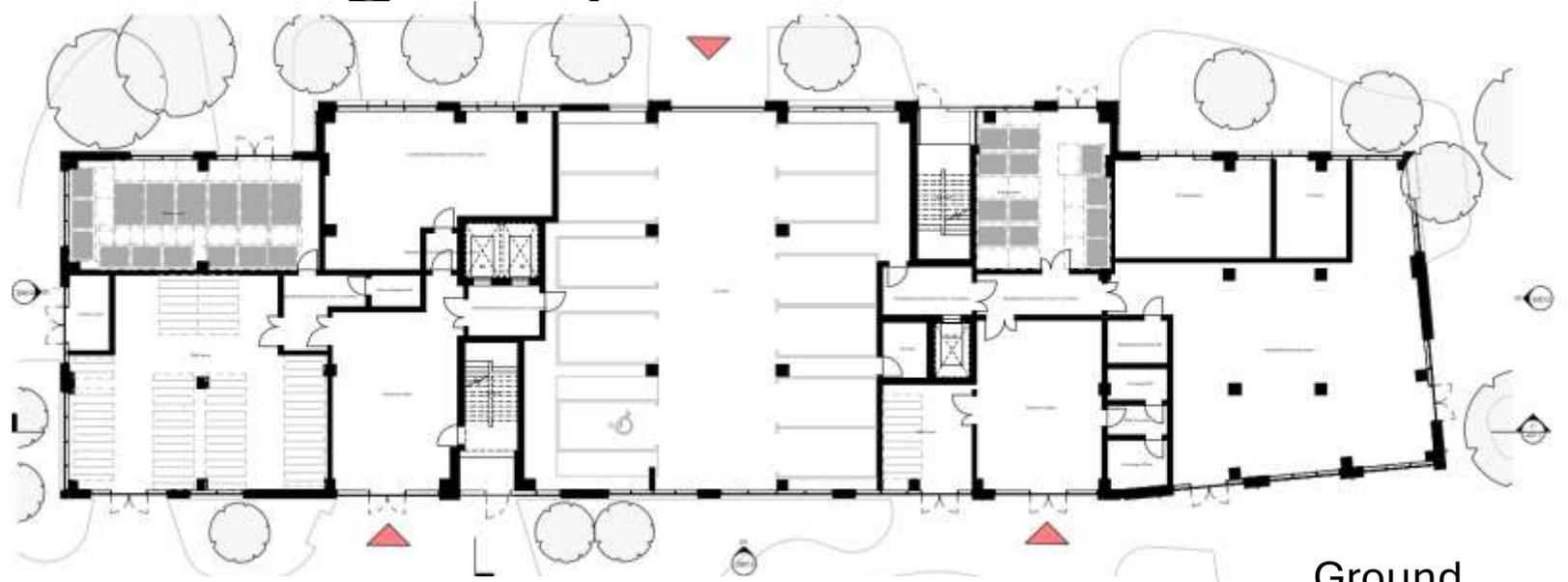
Ground



69

Proposed- Block fronting Corporation Street and High Street Block B

08



Floors 1 - 7

Ground

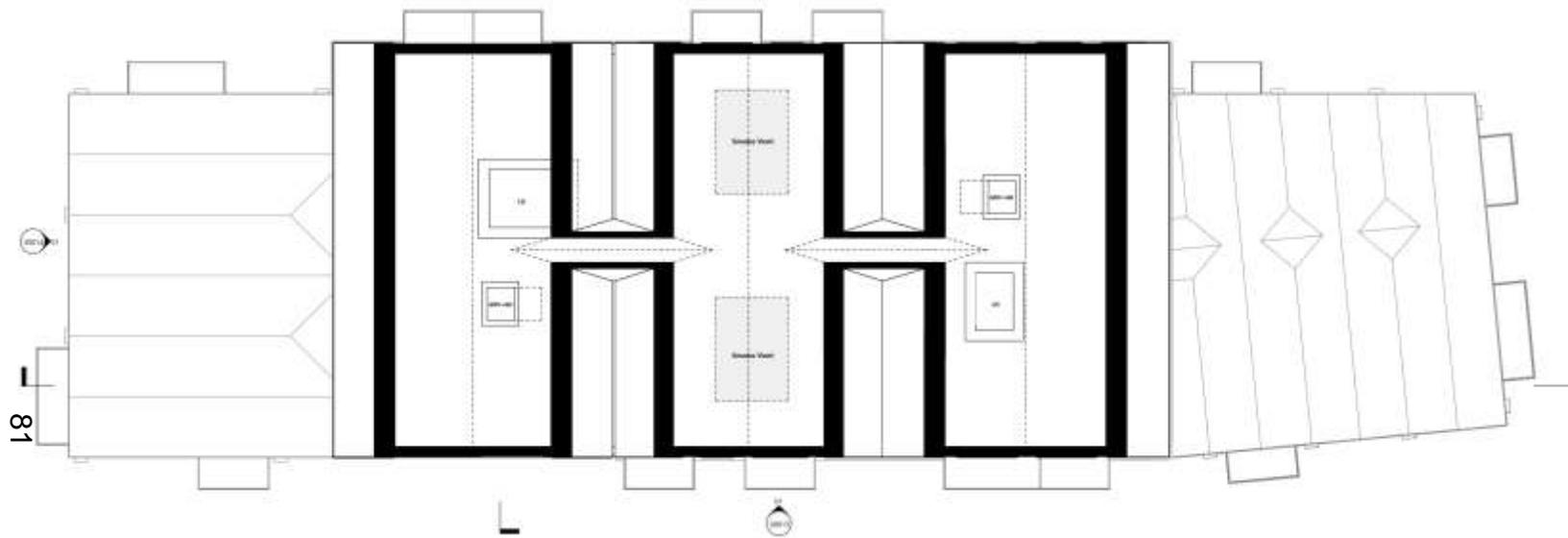


Proposed- Block fronting Corporation Street and High Street Block B



Roof

Floors 8-9



81

Proposed- Block fronting Furrell's Road Block C

82



Ground Floor



First - Fifth Floor

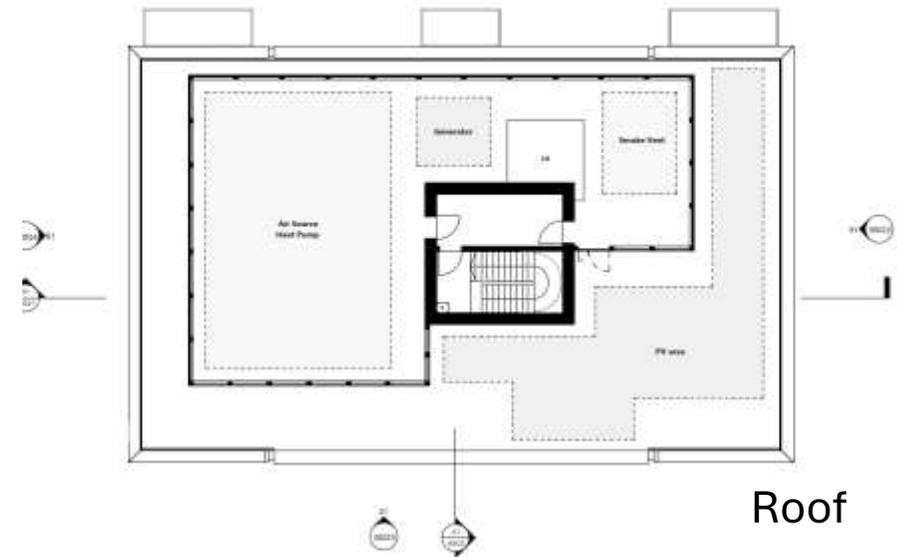
Proposed- Block fronting Furrell's Road Block C



Ground Floor



First – Fifth Floor



Roof

Proposed- Block fronting Furrell's Road Block D

84



Ground Floor

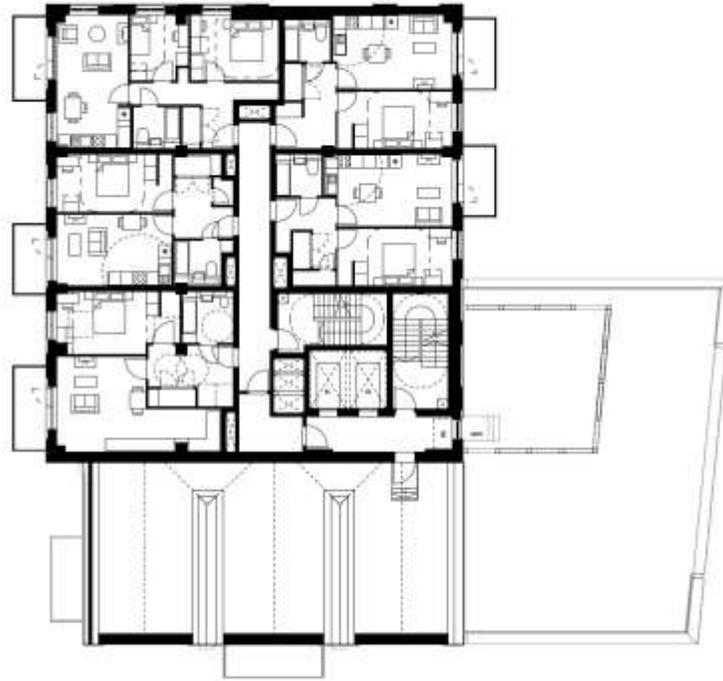


First - Fifth Floor

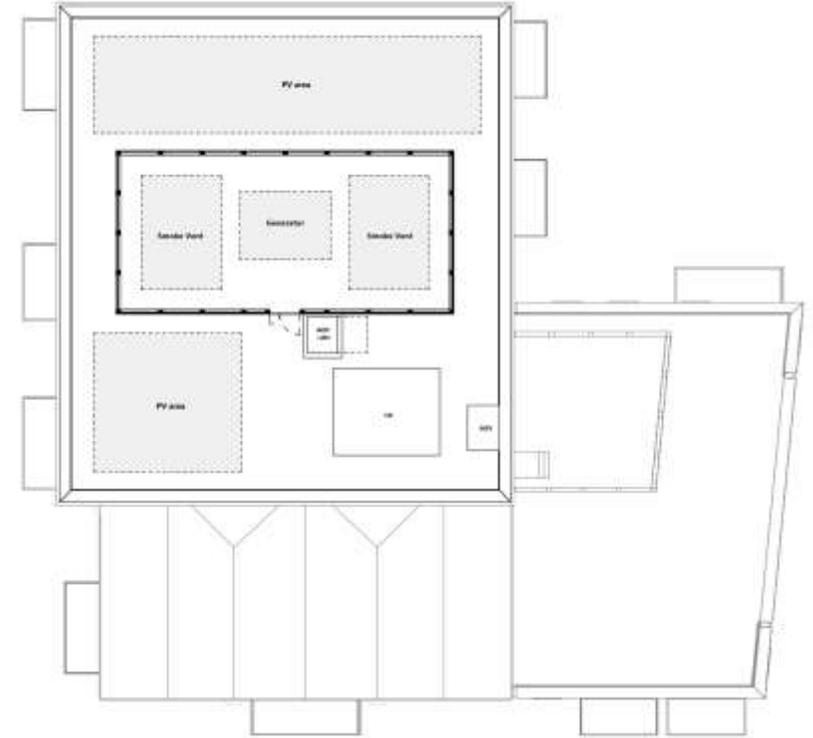
Proposed- Block fronting Furrell's Road Block D



Six Floor



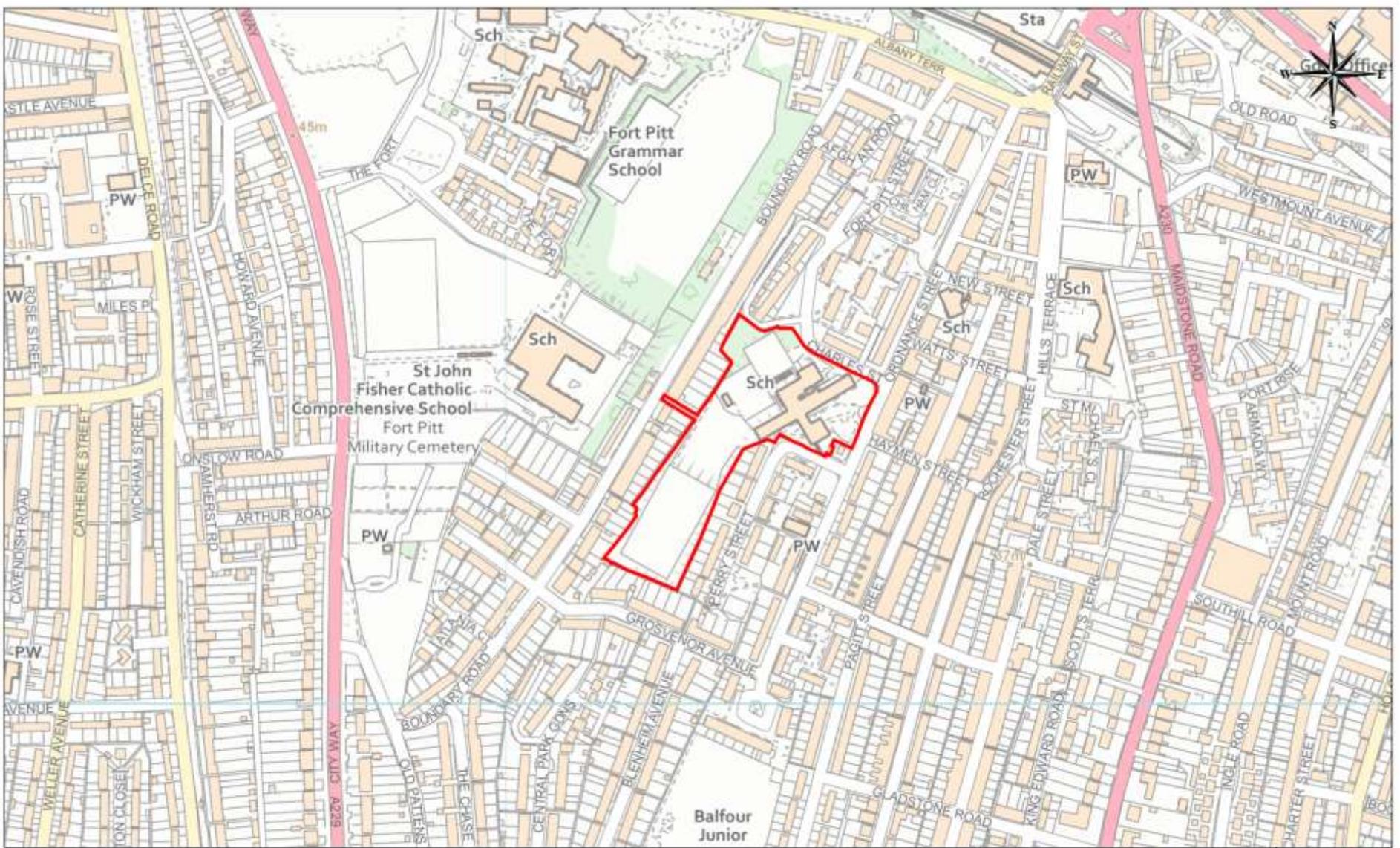
Seventh and Eighth Floor



Roof

MC/24/1033

Former St John Fisher RC Comprehensive School
Ordnance Street
Chatham
ME4 6SG



MC/24/1033 - Former St John Fisher Rc Comprehensive Scholl, Ordance Street, Chatham, ME4 6SG



Aerial Image of Application Site



Site Specific Context



New School City Way

- All weather 3G Football Pitch
- Grass Football Pitch
- 100m running track
- Rounders Pitch
- 3 x MUGA's



Site Photos





V1 View across grass playing fields showing houses of Boundary Road in the back



V2 View from top of grass playing fields showing vacant school buildings in the back



V3 Path running along western side of grass playing fields



V4 Steep topography of grass playing fields



V1 View of western site boundary and back of houses along Boundary Road



V2 View of gate separating hard sports area from the grass playing fields



V3 View towards south-western corner of the site



V4 View of hard sports area from southern site boundary



Proposed House Types

Apartments – 1 & 2 Bed





1 Townhouse - 2B3P - Front Elevation
Scale: 1:50



2 Townhouse - 2B3P - Rear Elevation
Scale: 1:50



1 Townhouse - 3B5P - Types 1 & 2 - Front Elevation
Scale: 1:50



2 Townhouse - 3B5P - Types 1 & 2 - Rear Elevation
Scale: 1:50



1 Townhouse - 3B5P - Type 3 - Front Elevation
Scale: 1:50



2 Townhouse - 3B5P - Type 3 - Rear Elevation
Scale: 1:50



1 Townhouse - 4B5P - Front Elevation
Scale: 1:50



2 Townhouse - 4B5P - Rear Elevation
Scale: 1:50

Sections



CGI's

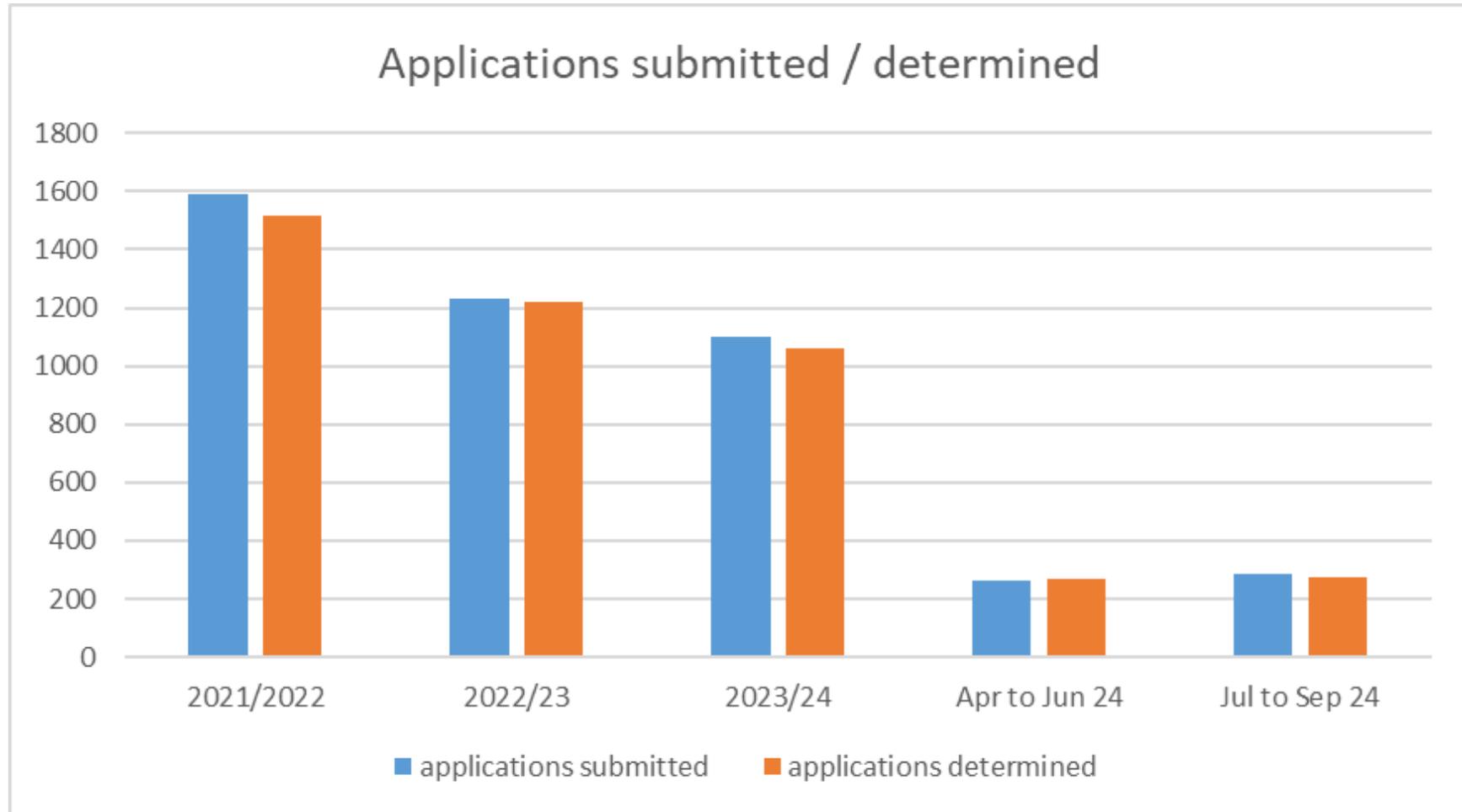


CGI's

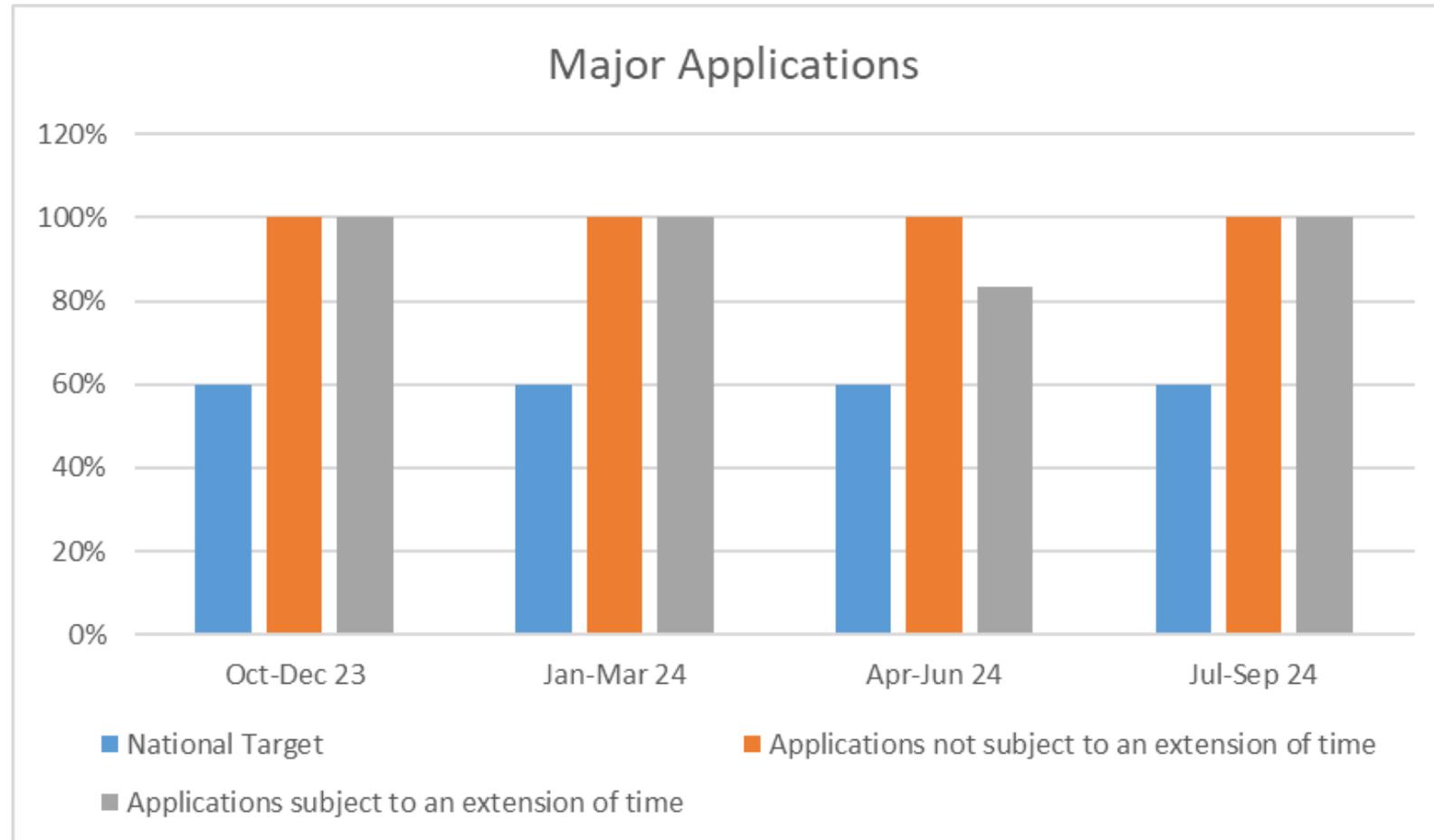


Performance Report

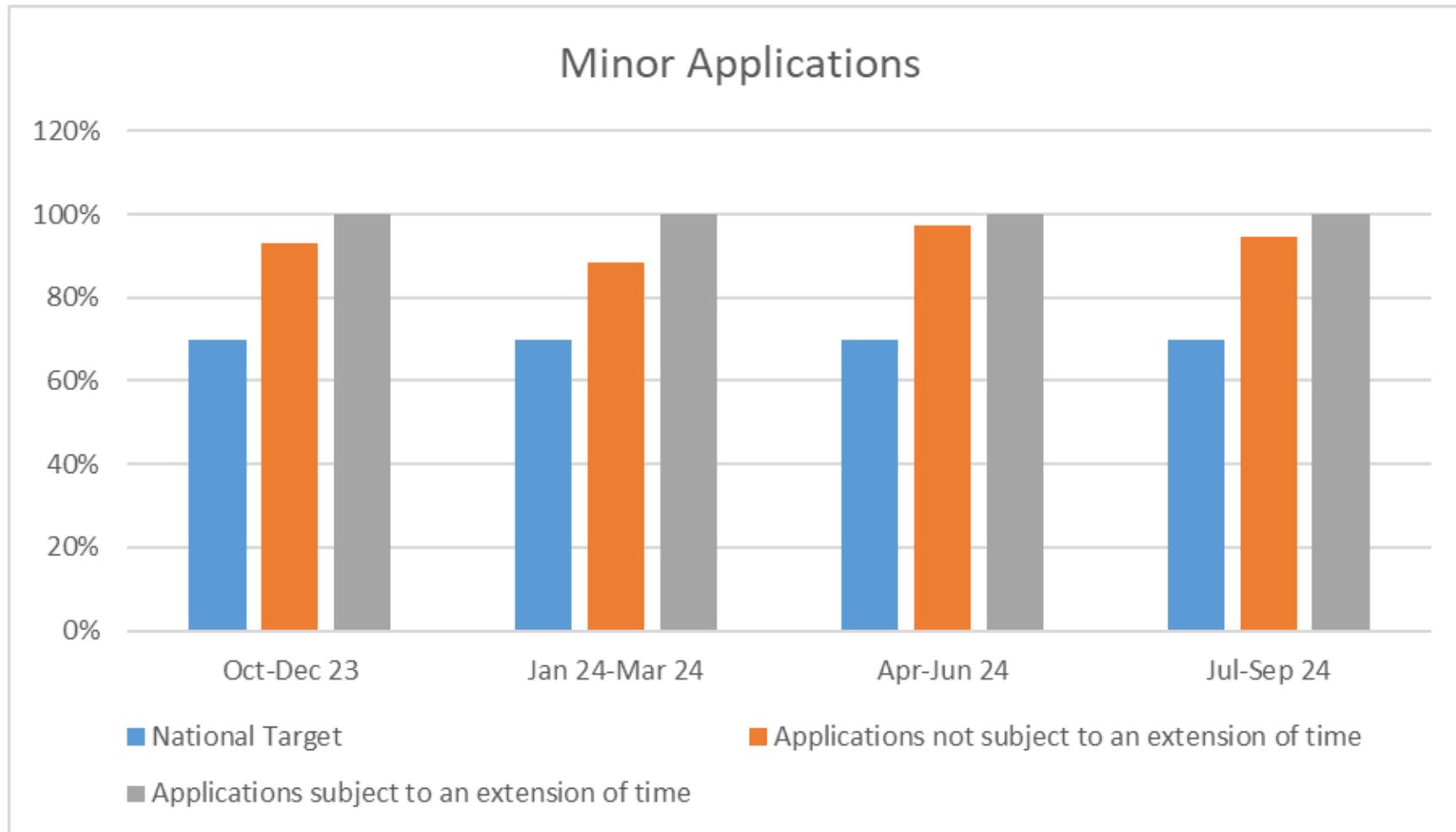
Number of applications received and determined 2021/22 to September 2024



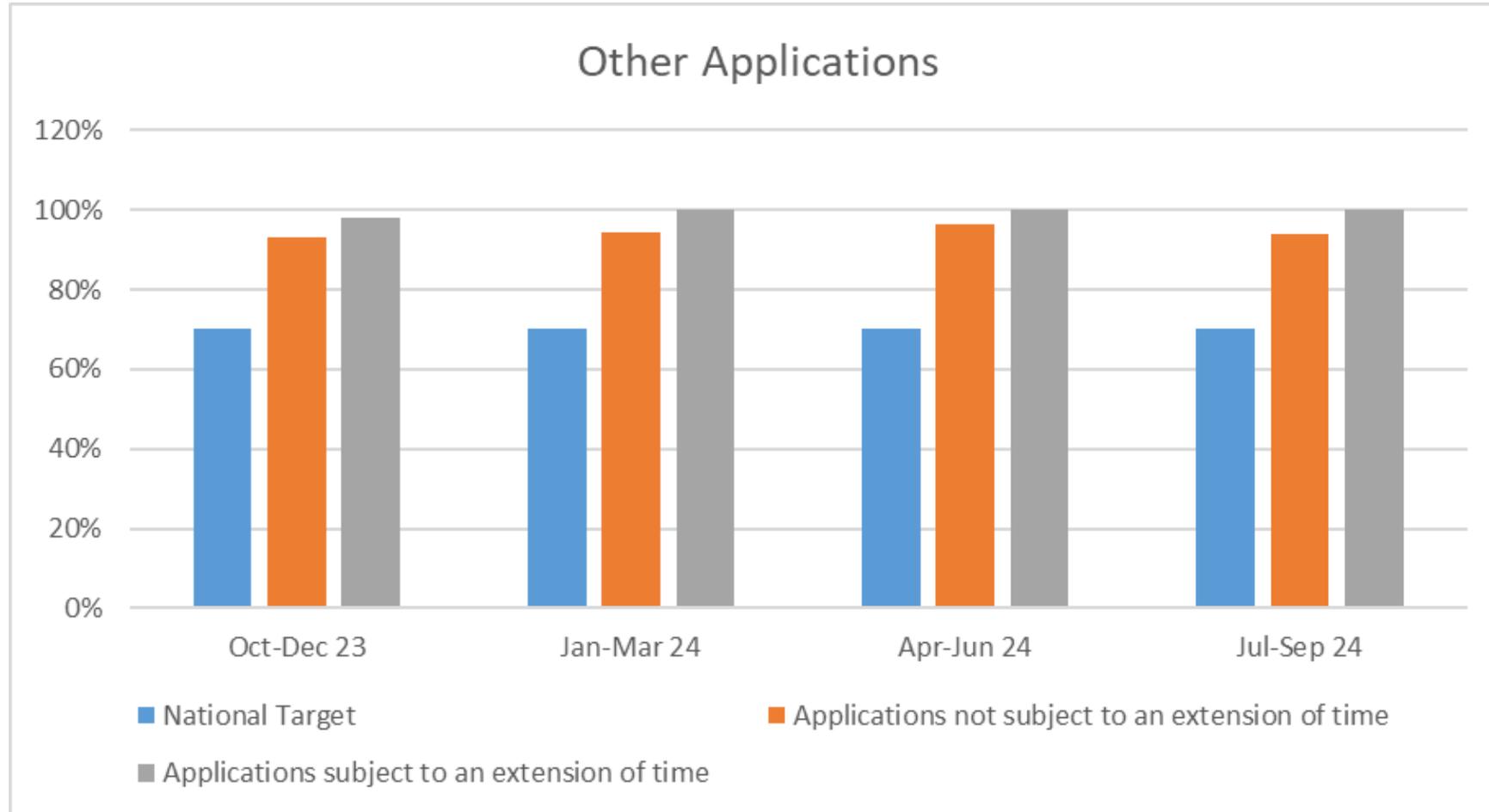
Percentage of “Major” applications determined against performance target October 2023 to September 2024



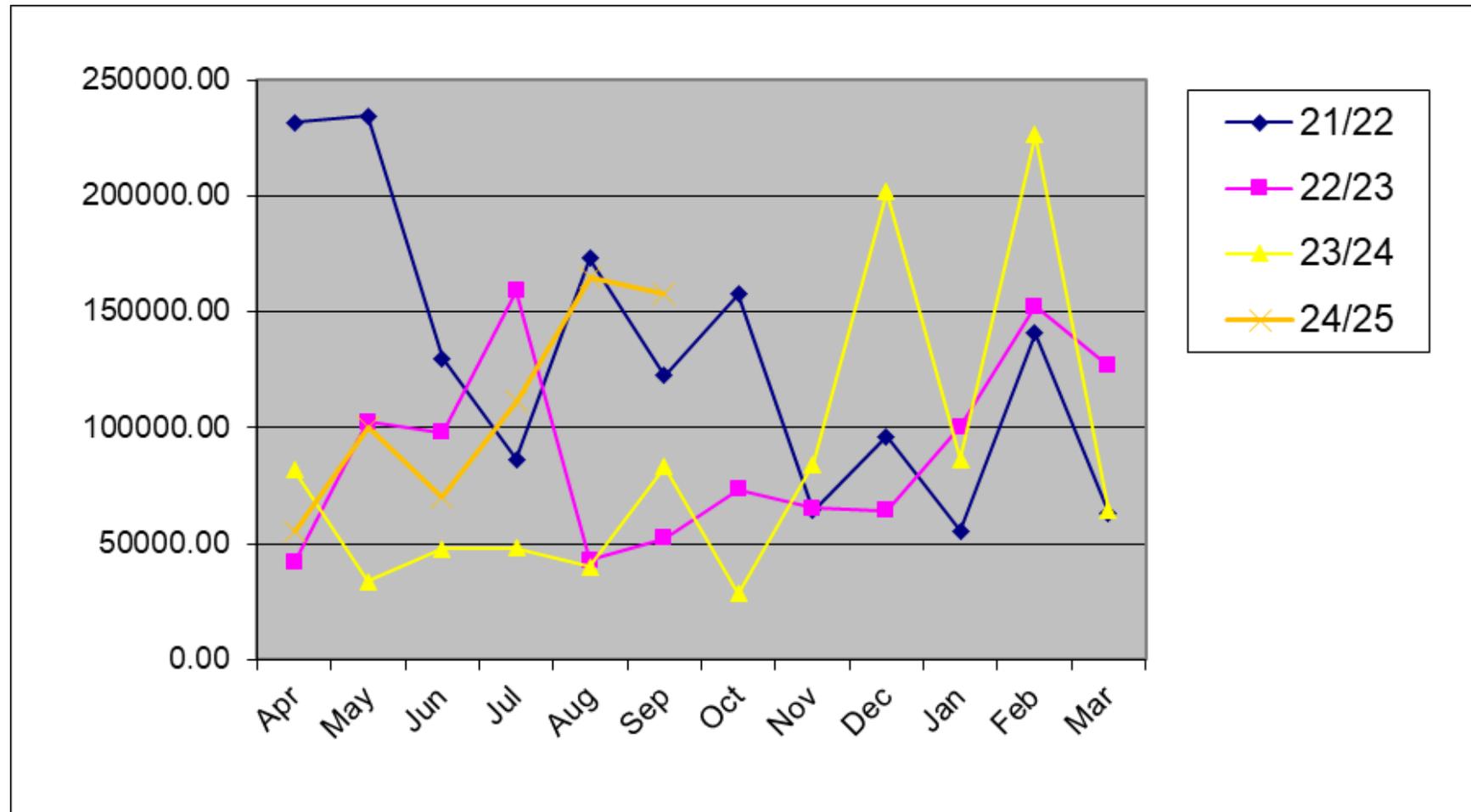
Percentage of “Minor” applications determined against performance target October 2023 to September 2024



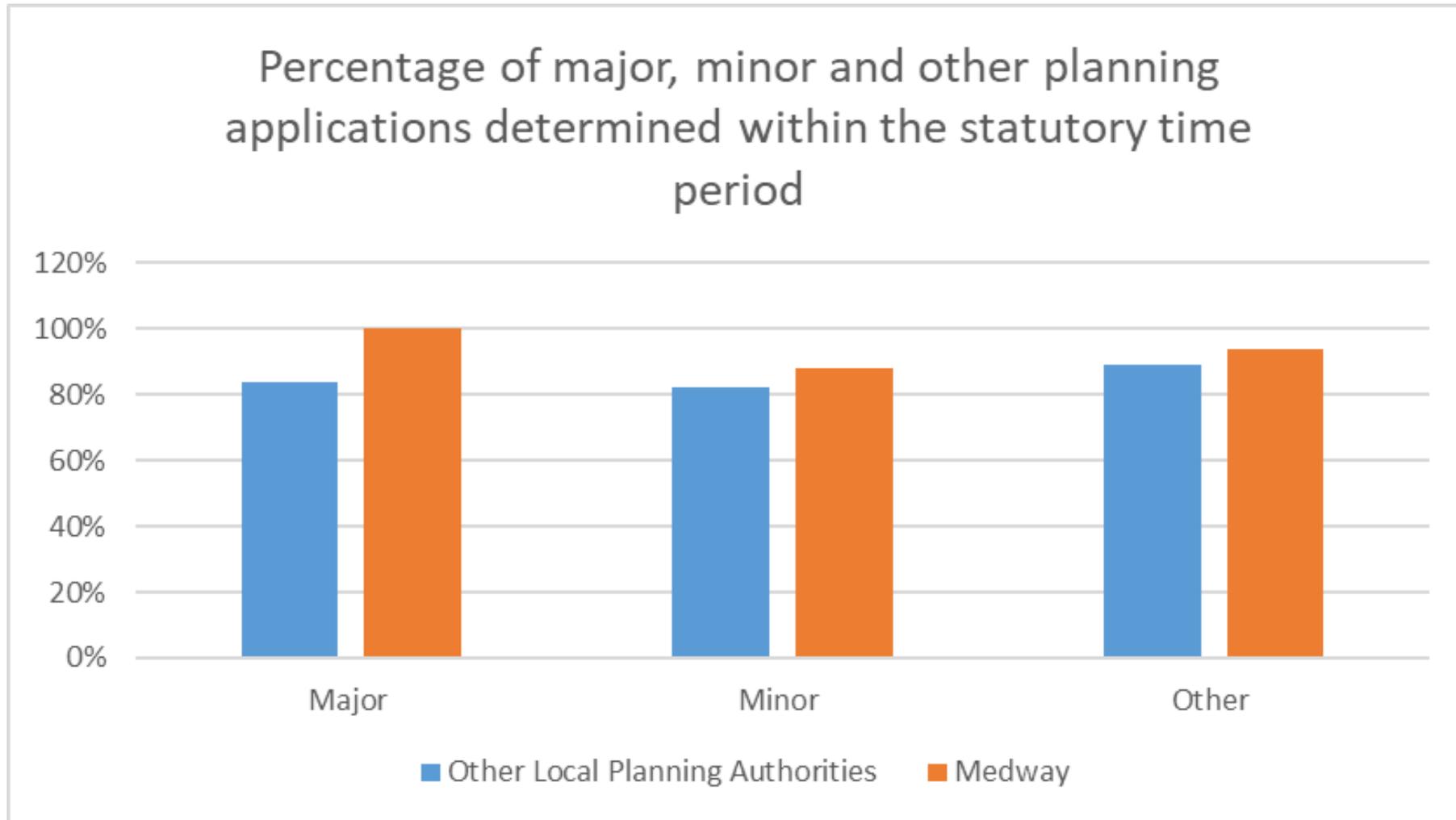
Percentage of “Other” applications determined against performance target October 2023 to September 2024



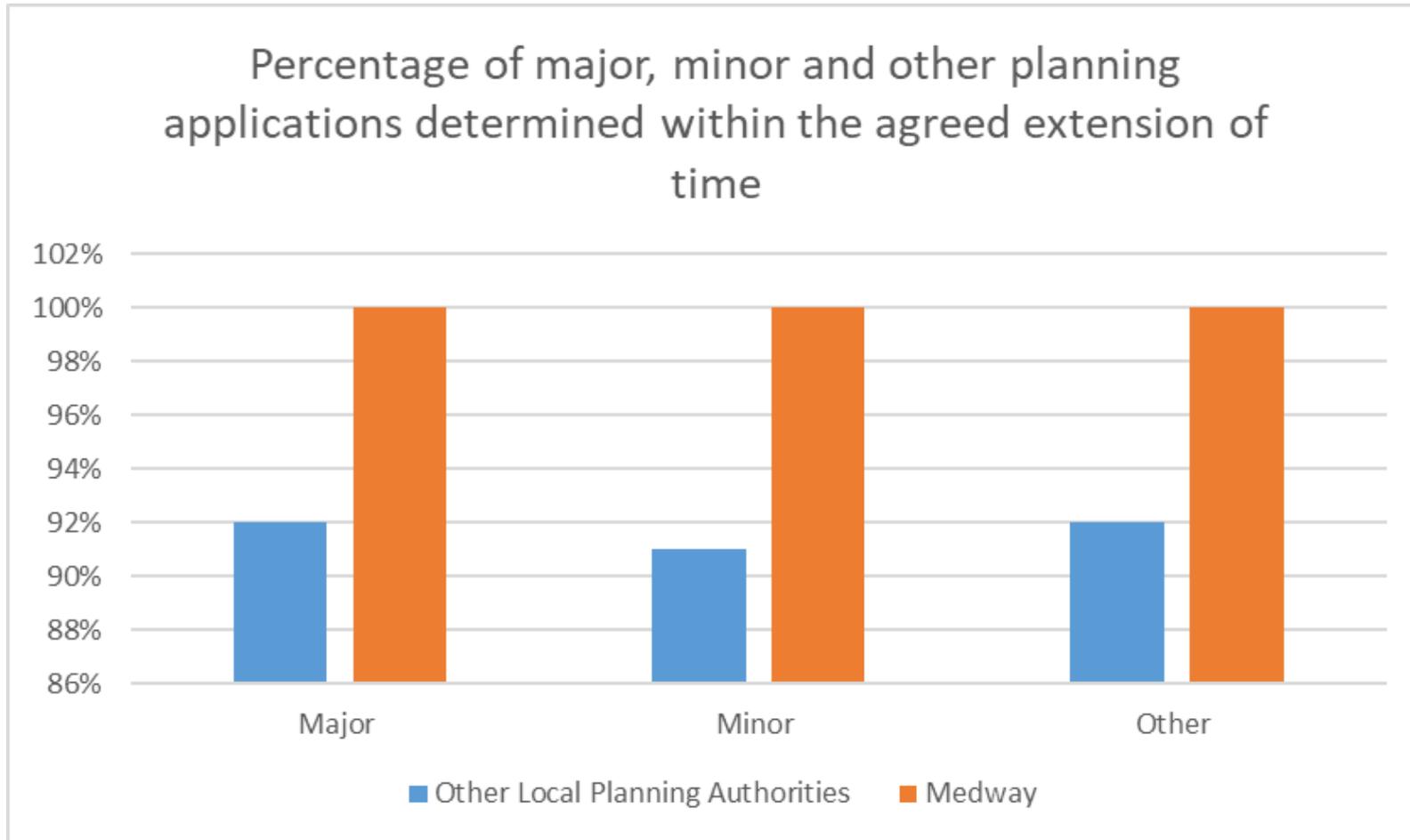
Planning application fees received for the year to date 2024/25 and the year 2023/24, 2022/23 and 2021/22



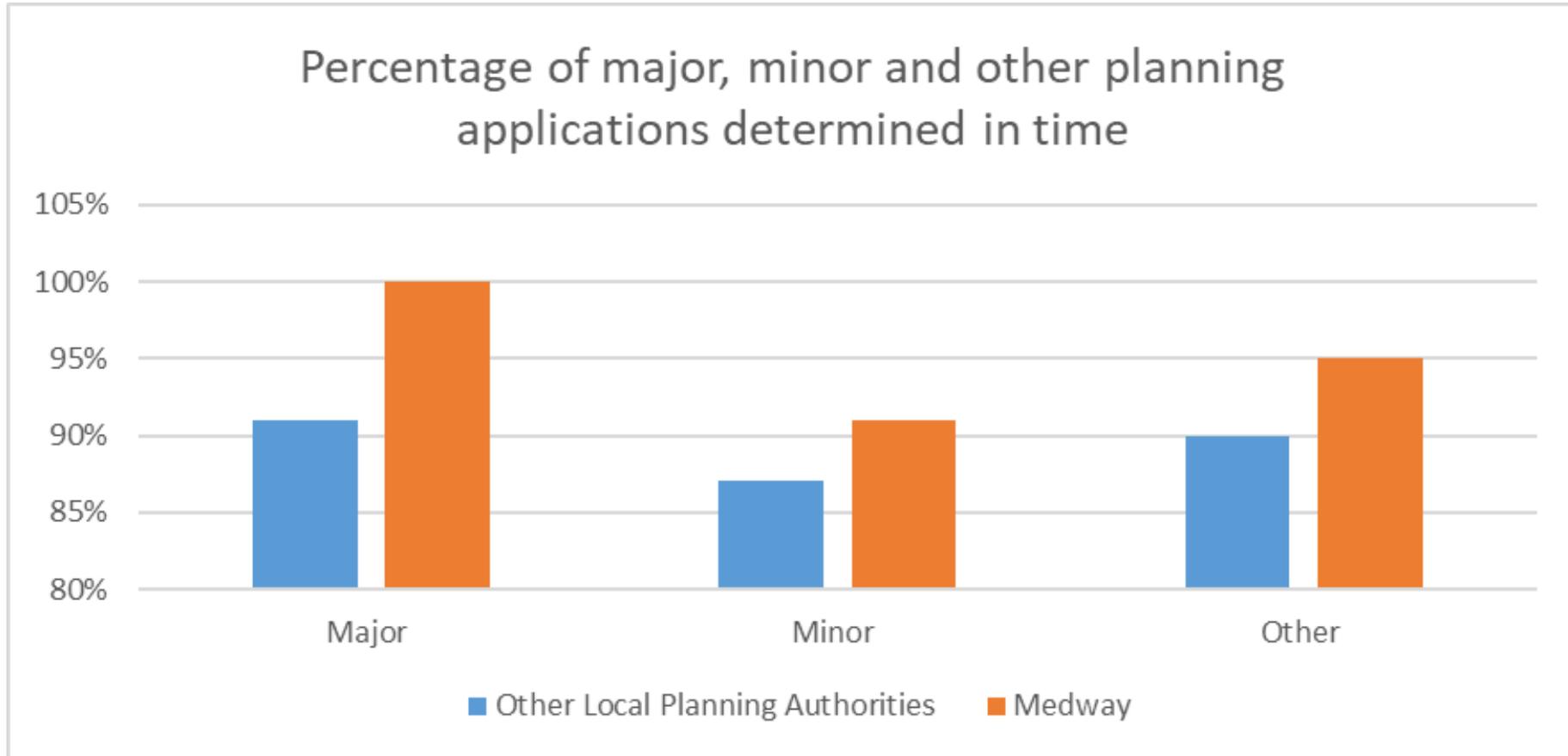
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



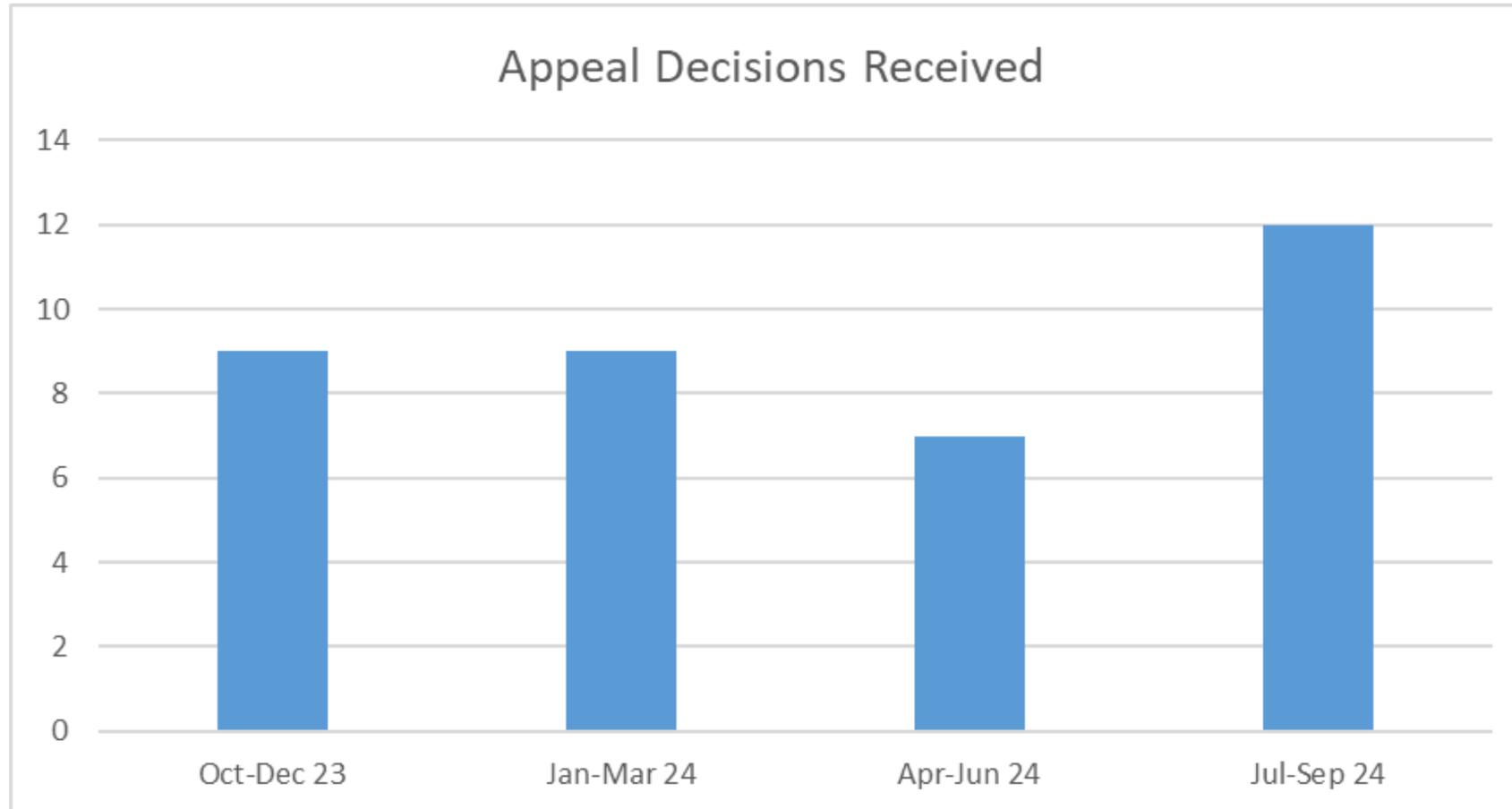
Total planning applications decided in time



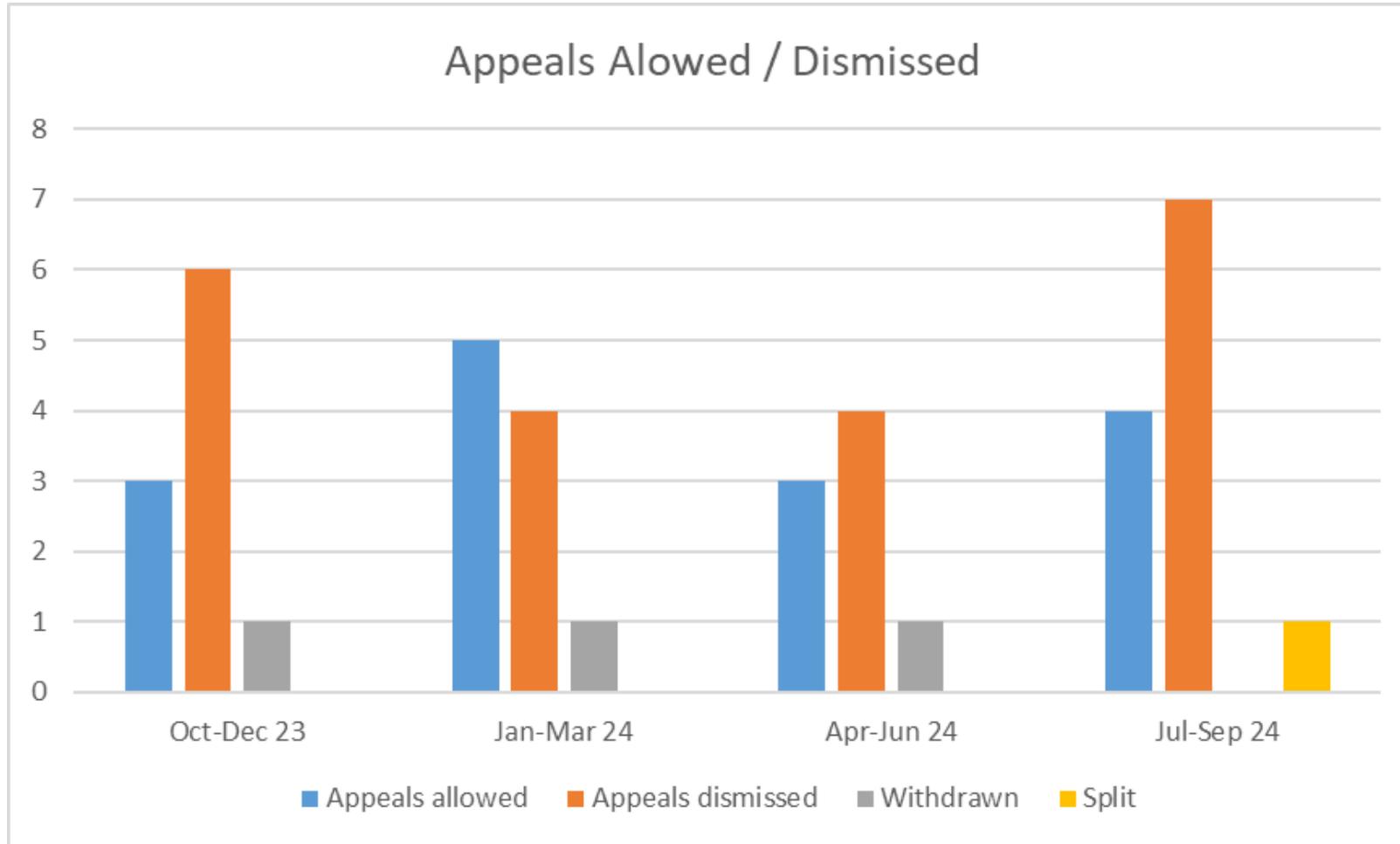
Medway performance compared with other Kent Planning Authorities for the year ending June 2024

Local Planning Authority	Percentage of decisions granted	% with an Extension of Time	Major dev % decided within 13wks	Non-major devt % decided within 8 wks	Householder devt % decided within 8 wks
Medway	90%	20%	39%	62%	86%
Ashford	79%	35%	15%	43%	73%
Canterbury	90%	42%	21%	22%	40%
Dartford	75%	39%	52%	33%	65%
Dover	92%	44%	7%	31%	64%
Folkestone and Hythe	81%	22%	6%	60%	85%
Gravesham	69%	20%	42%	62%	82%
Maidstone	78%	23%	45%	66%	83%
Sevenoaks	83%	29%	45%	56%	77%
Swale	87%	50%	14%	28%	63%
Thanet	87%	39%	13%	38%	62%
Tonbridge and Malling	86%	54%	18%	31%	38%
Tunbridge Wells	94%	19%	66%	66%	86%

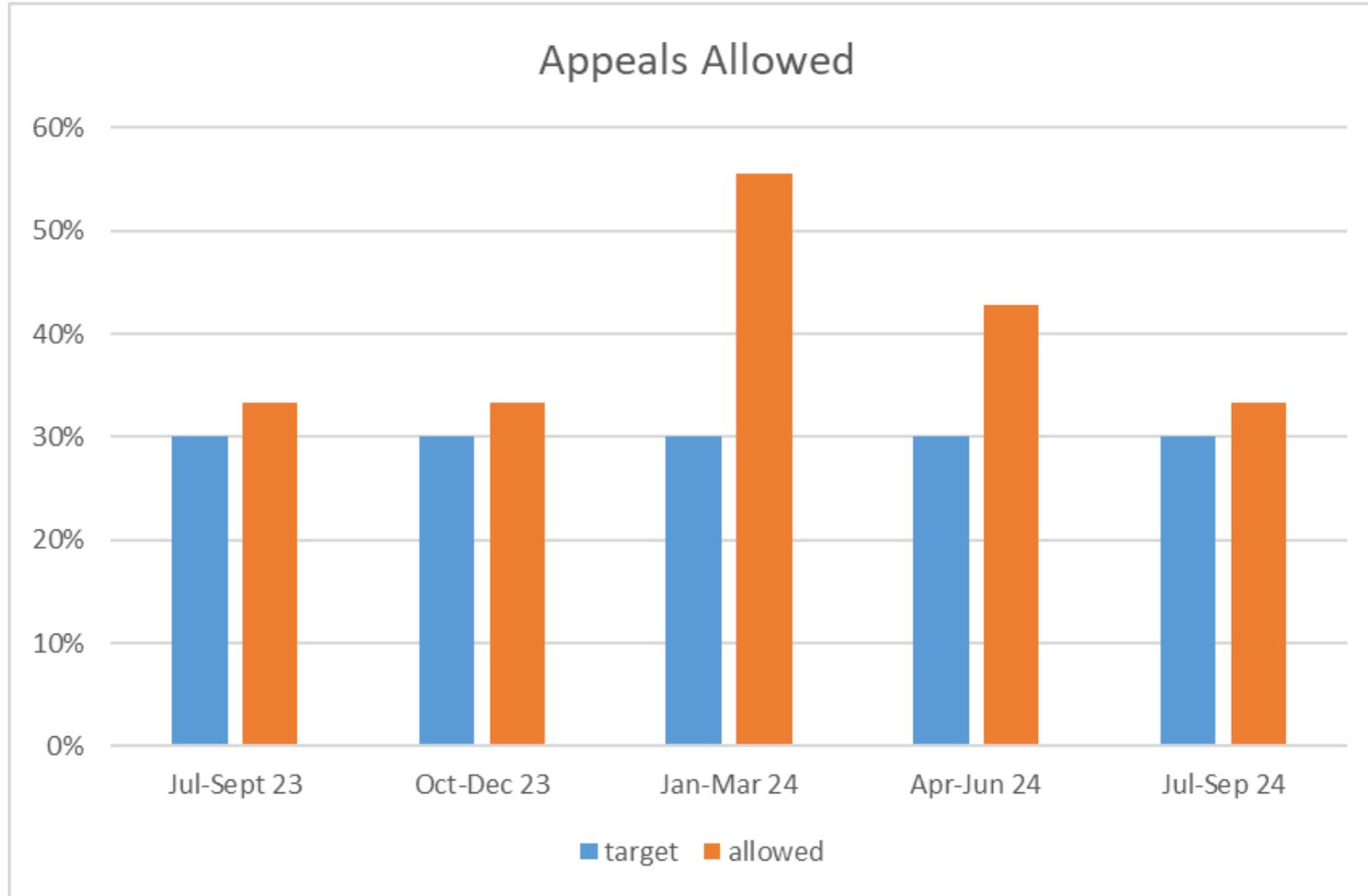
Number of appeals decisions received from October 2023 to September 2024



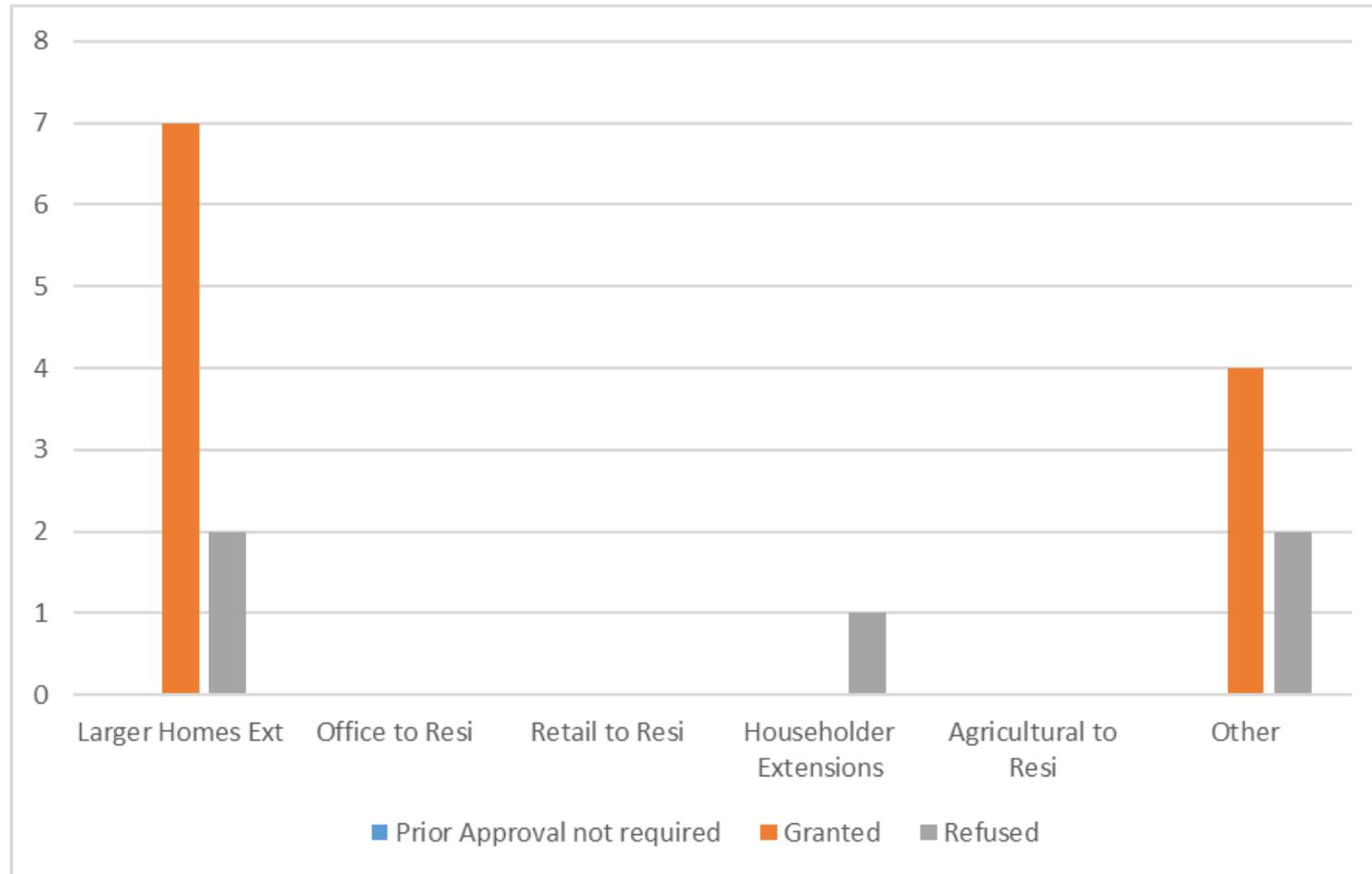
Number of Appeals allowed / dismissed from October 2023 to September 2024



Percentage of appeals allowed against target of 30% from October 2023 to September 2024



Number of prior approvals for permitted developments for the period 1 July 2024 to 30 September 2024



Number of units under construction

Year	No of units under construction as at 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061

Number of units completed

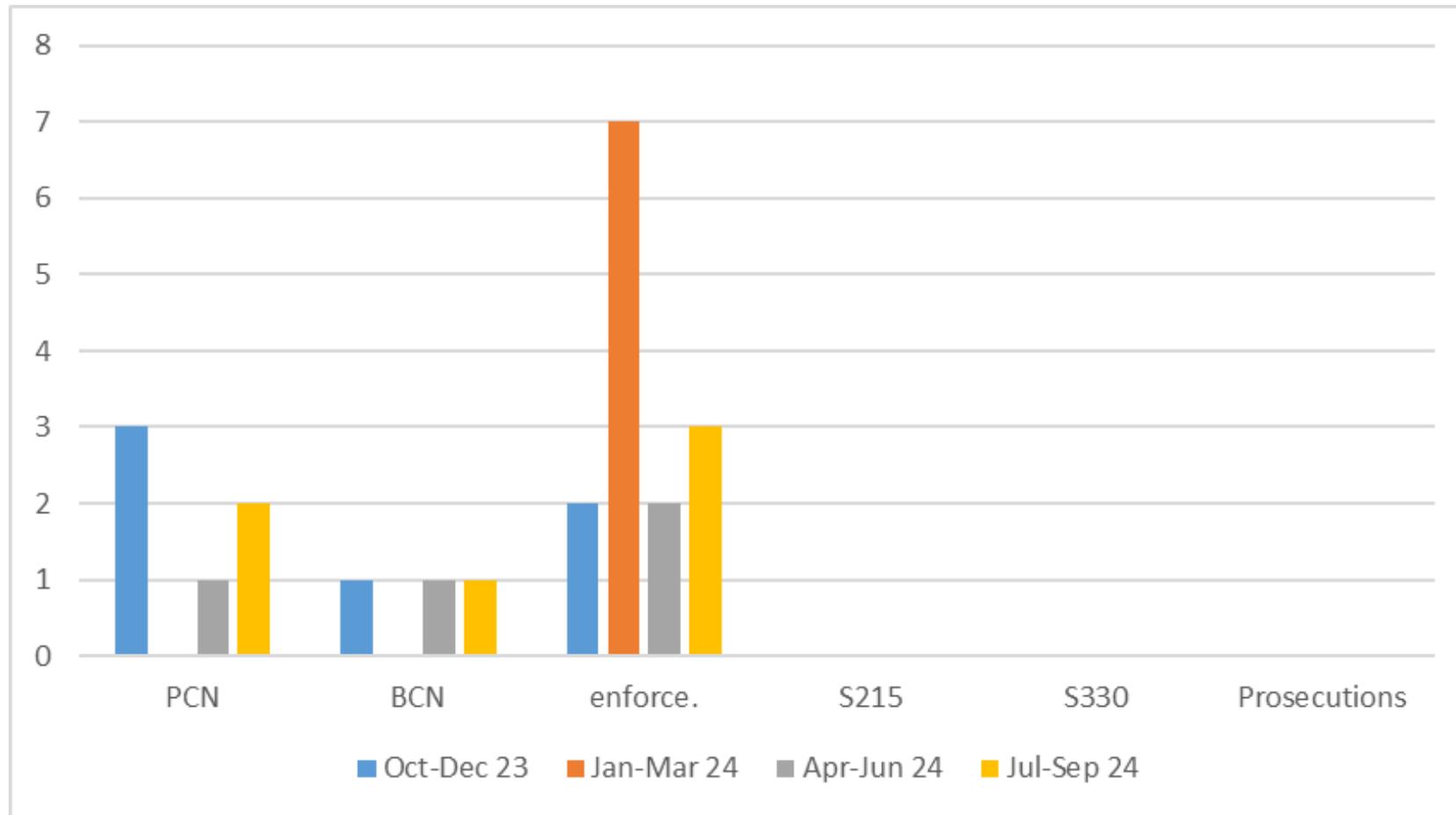
	Year 2018/19	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23
Completions	647	1130	1082	1102	950
Requirement	1683	1662	1586	1675	1667
Surplus/Deficit	-1036	-532	-504	-573	-717

Housing completions comparison with other authorities in Kent

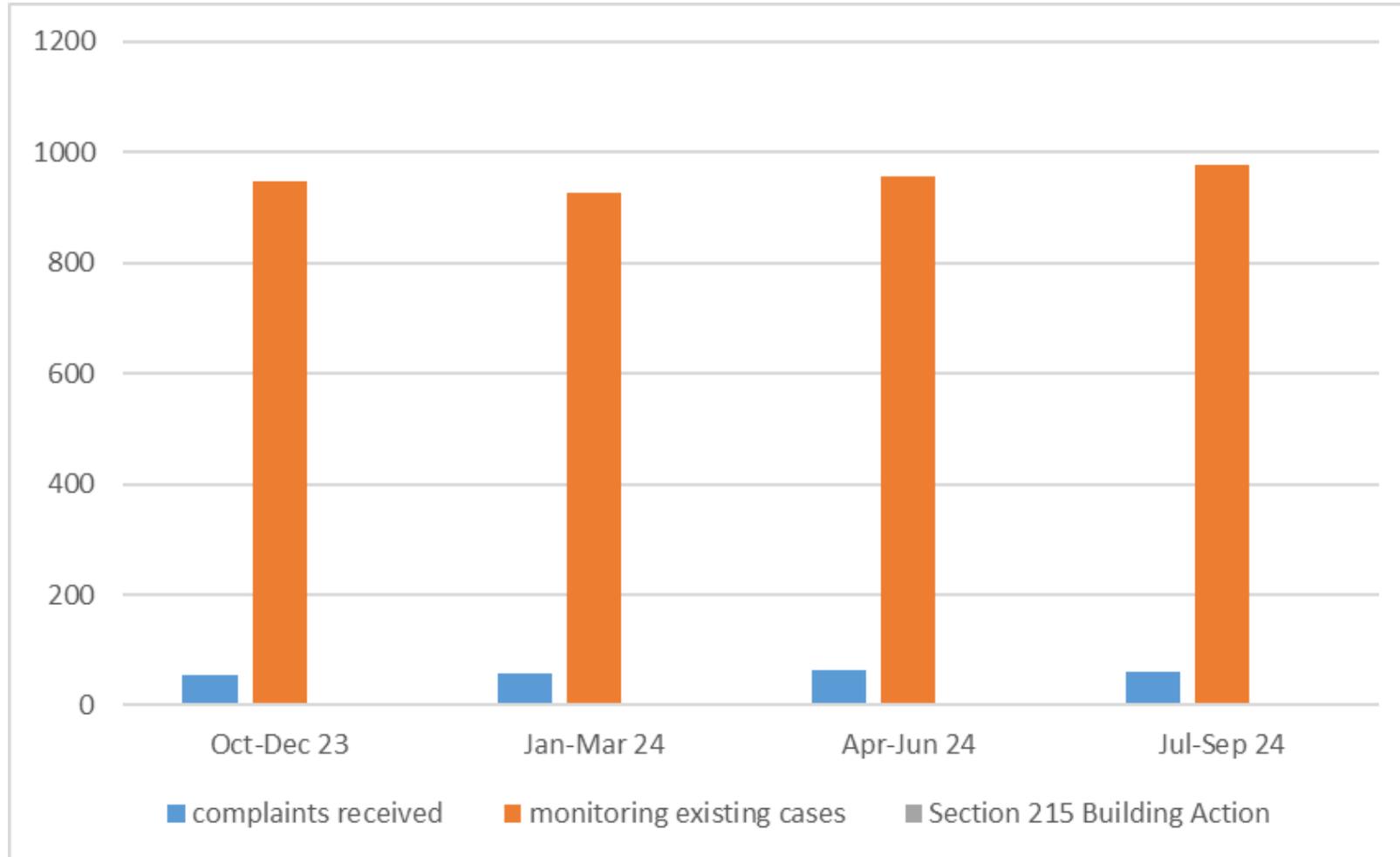
This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Ashford	923	753	1,144	627	1,001
Canterbury	311	417	319	692	644
Dartford	960	487	553	540	738
Dover	374	370	411	625	543
Gravesham	302	174	250	421	419
Maidstone	1,215	1,424	1,446	1,627	1,064
Medway	657	1,142	1,087	1,103	958
Sevenoaks	299	477	260	267	261
Folkestone and Hythe	435	451	478	454	454
Swale	956	1,065	892	989	818
Thanet	352	427	596	548	617
Tonbridge and Malling	361	410	380	467	492
Tunbridge Wells	396	317	533	518	636

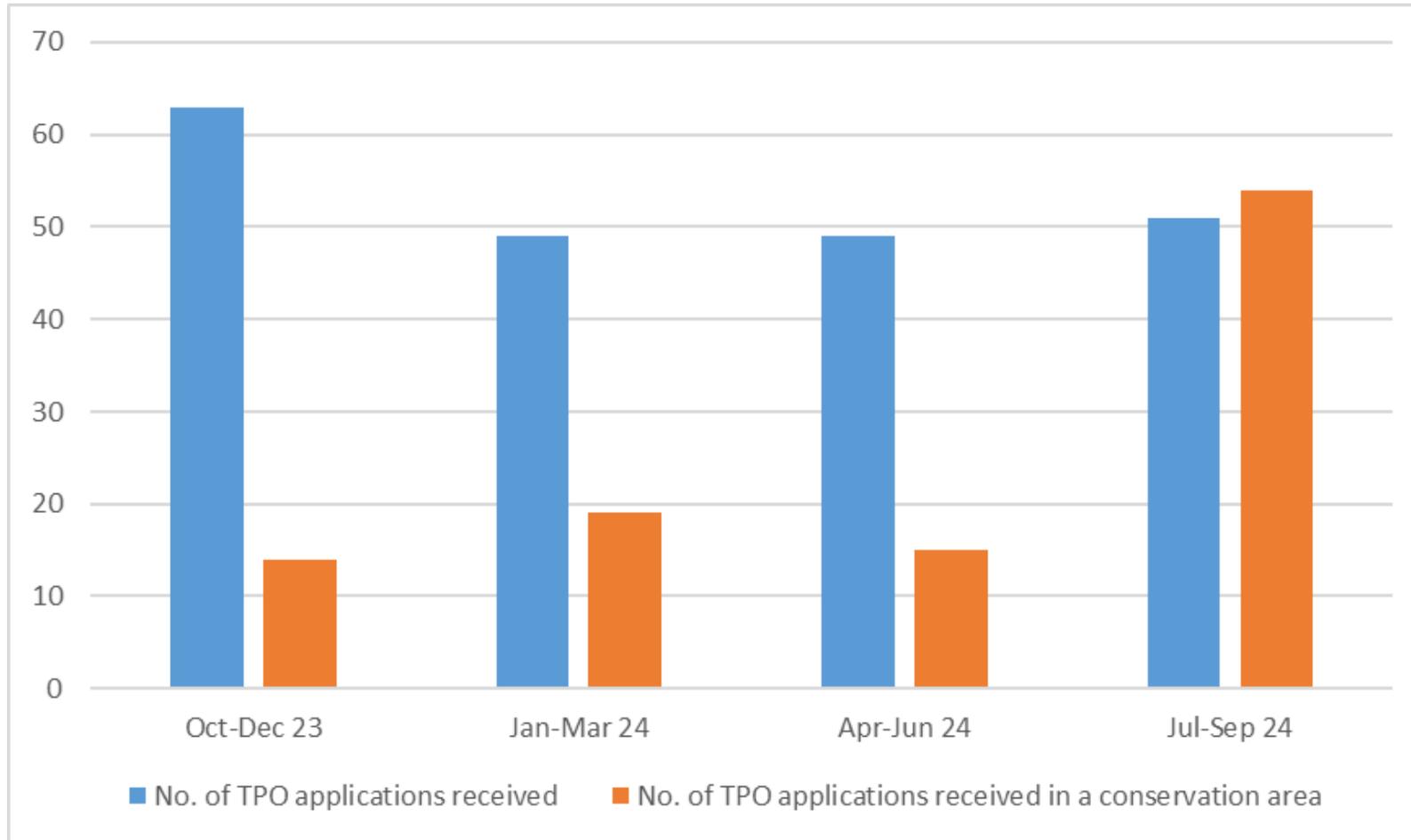
Number of enforcement notices served and prosecutions from 1 October 2023 to 30 September 2024



Number of enforcement related complaints and activities from 1 October 2023 to 30 September 2024

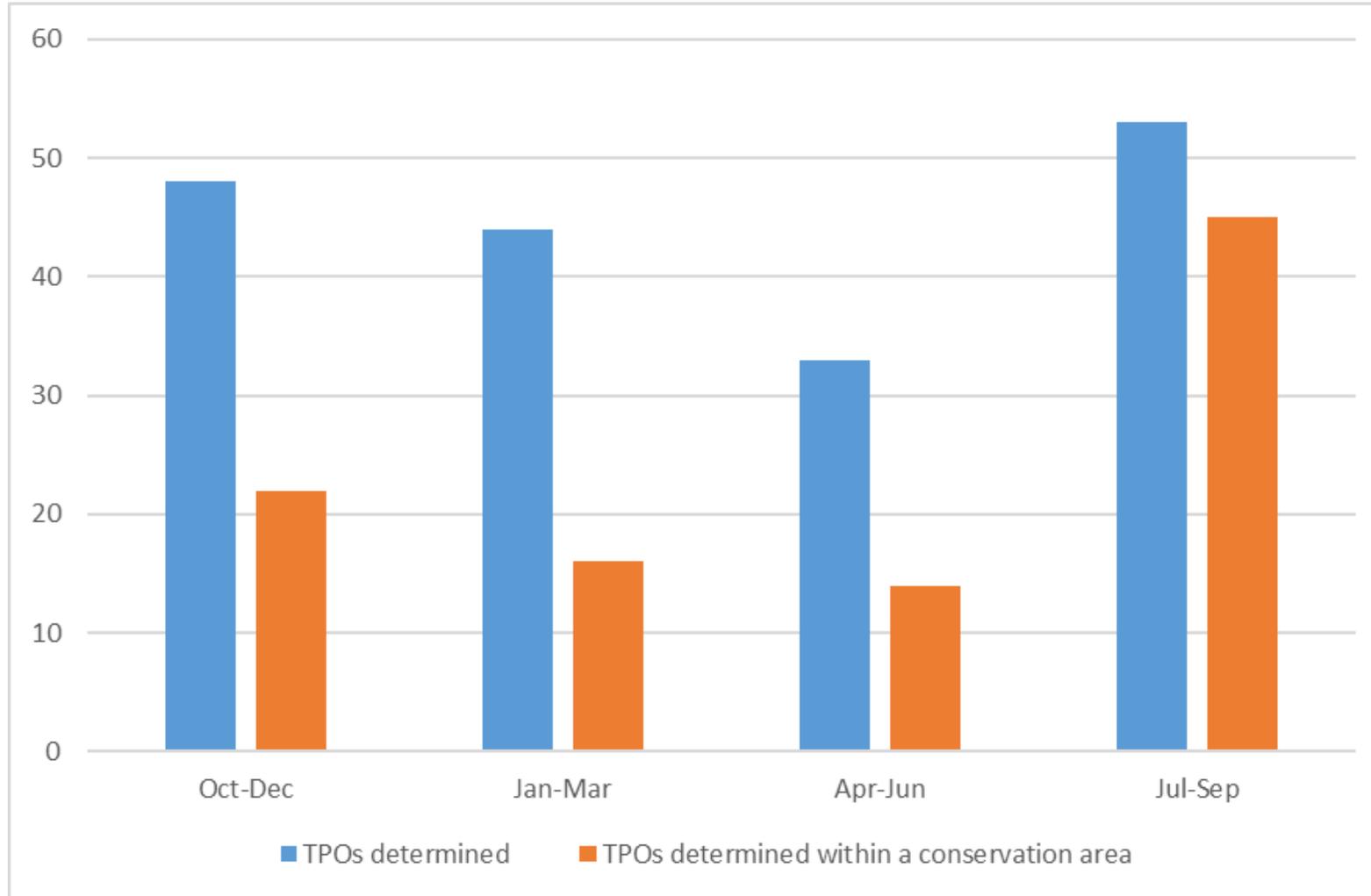


TPO applications received from 1 October 2023 to 30 September 2024

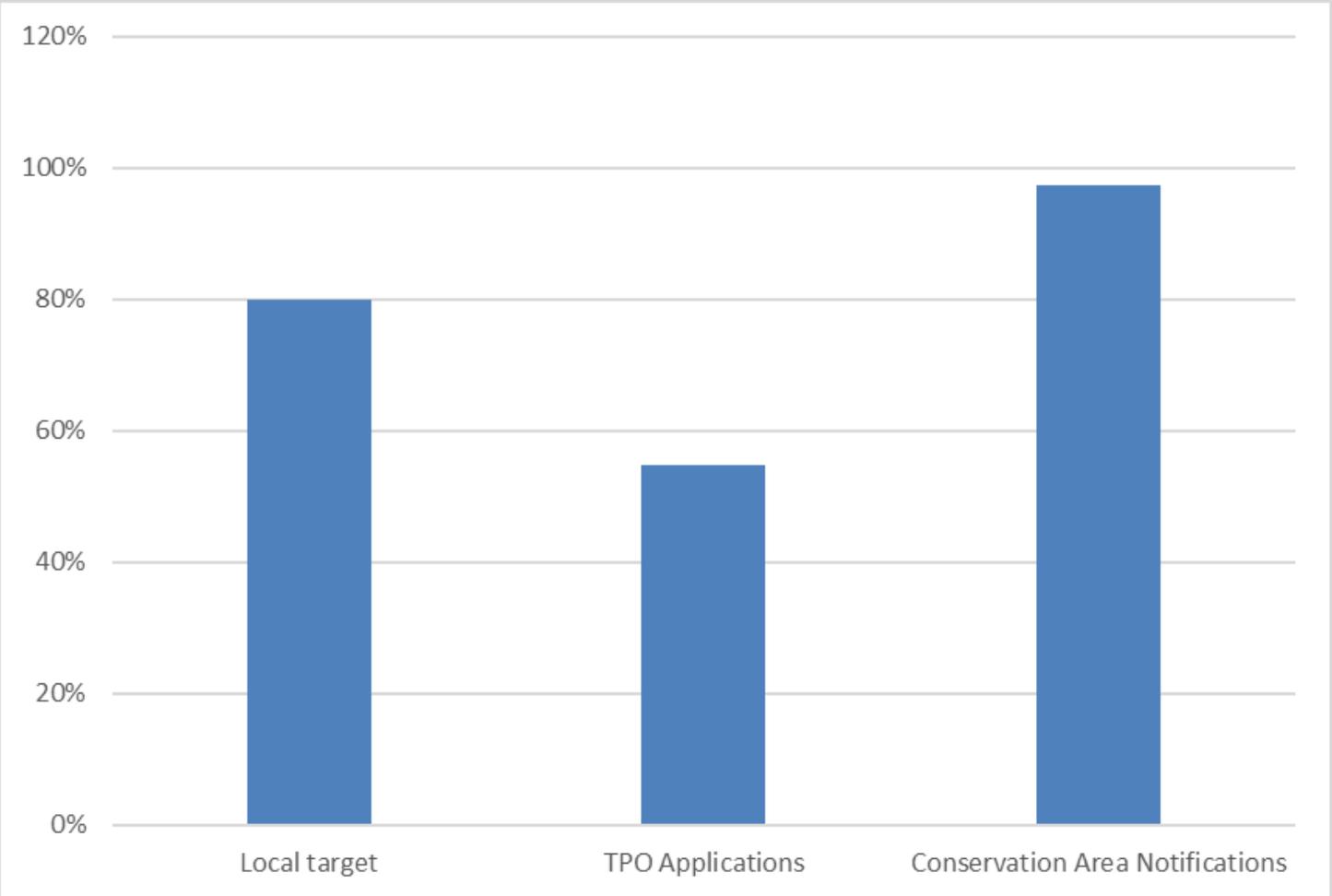


TPO applications determined from 1 October 2023 to 30 September 2024

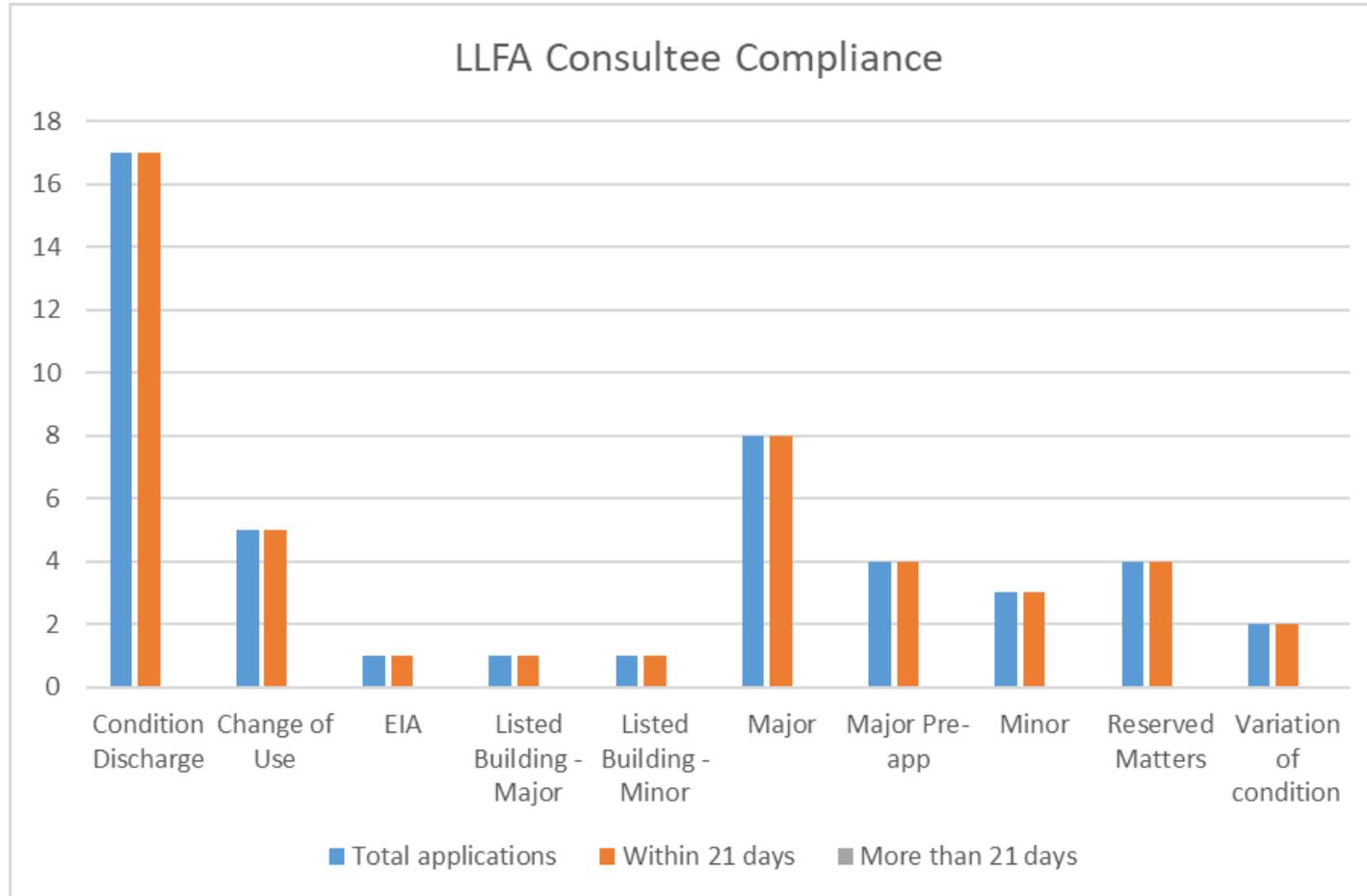
120



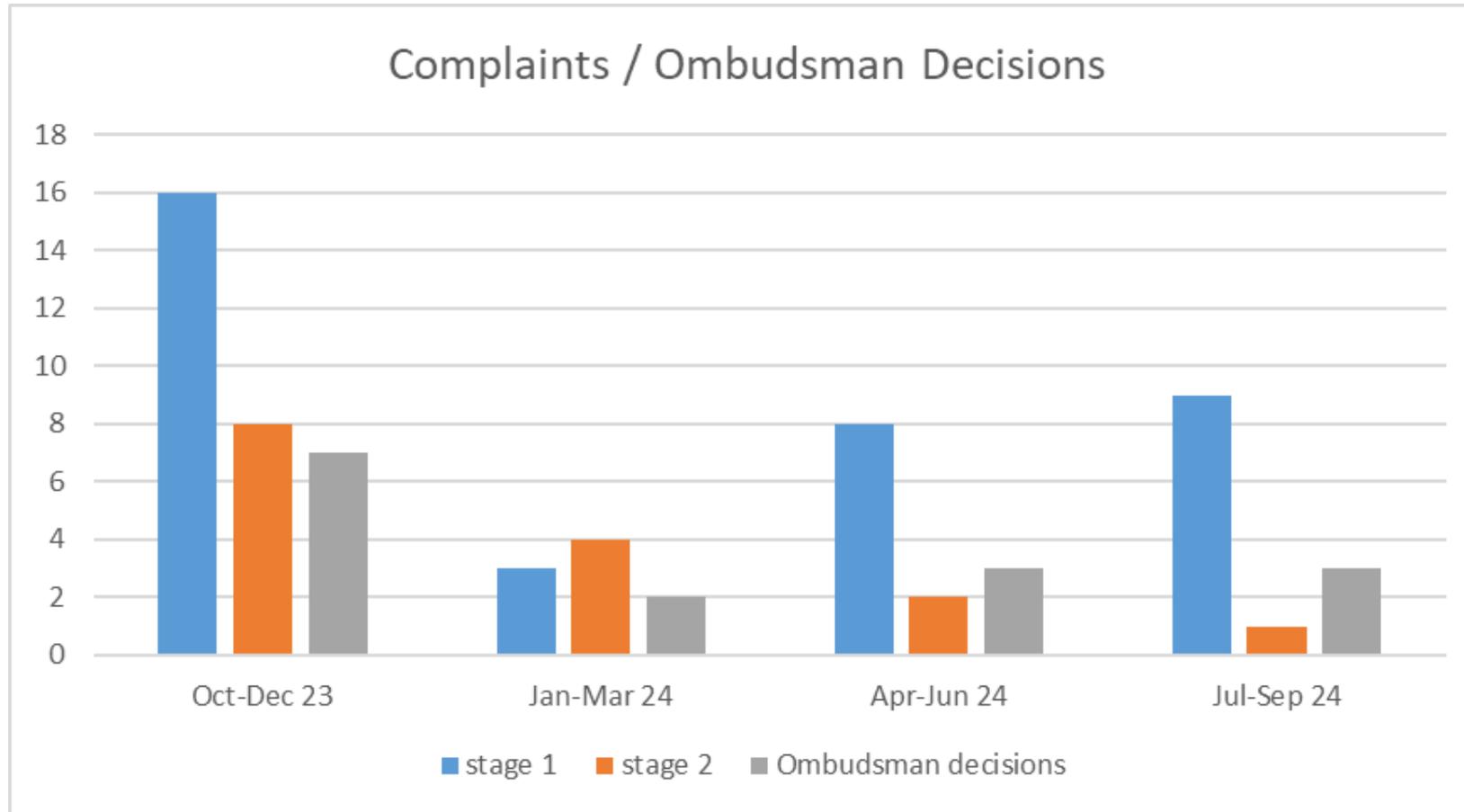
TPO and Conservation Area Notification applications determined within target time from July and September 2024



Lead Local Flood Authority Consultee Compliance



Complaints and Compliments



Appeals

ENF/21/0003

&

MC/21/0991

55 Marlborough Road

Gillingham

Medway

ME7 5HB

Site Location & Proposed Block/Ground Floor Plan



Site Plan 1:100

Proposed Lower Ground Floor Plan



Proposed Second/Third Floor Plan

128



Second Floor



Third Floor

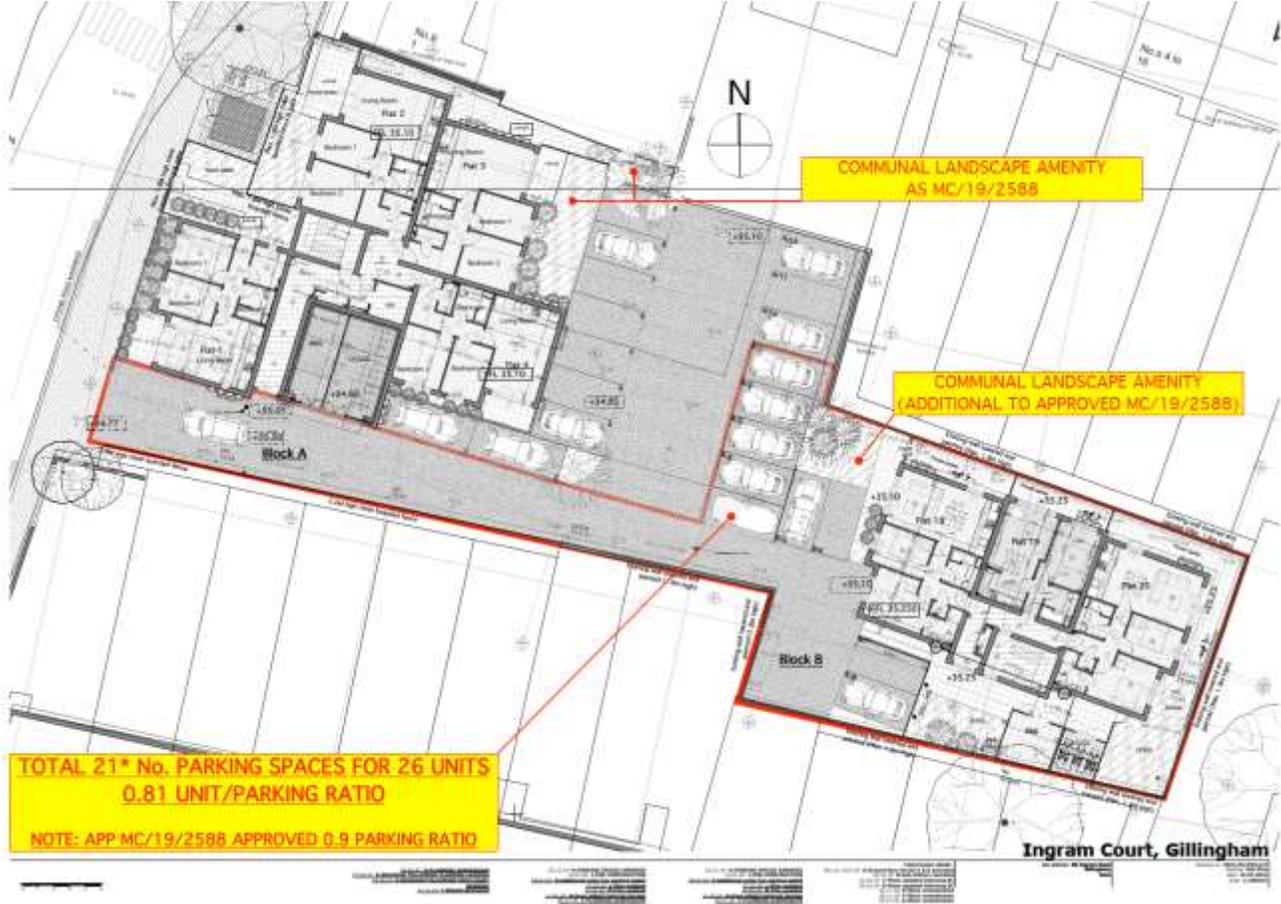
ENF/20/0064
&
MC/20/1180

89 Ingram Road
Gillingham
Kent
ME7 1SH

Site Location Plan



Site Plan – (as referred to within appeal decision)



Site Plan/Block Plan – MC/20/1180

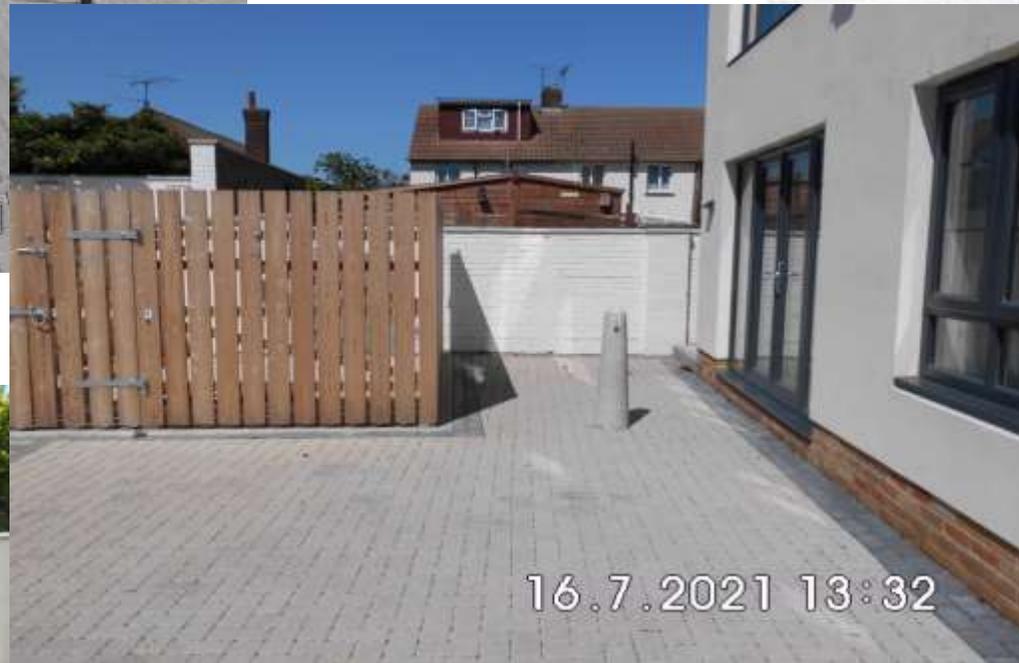
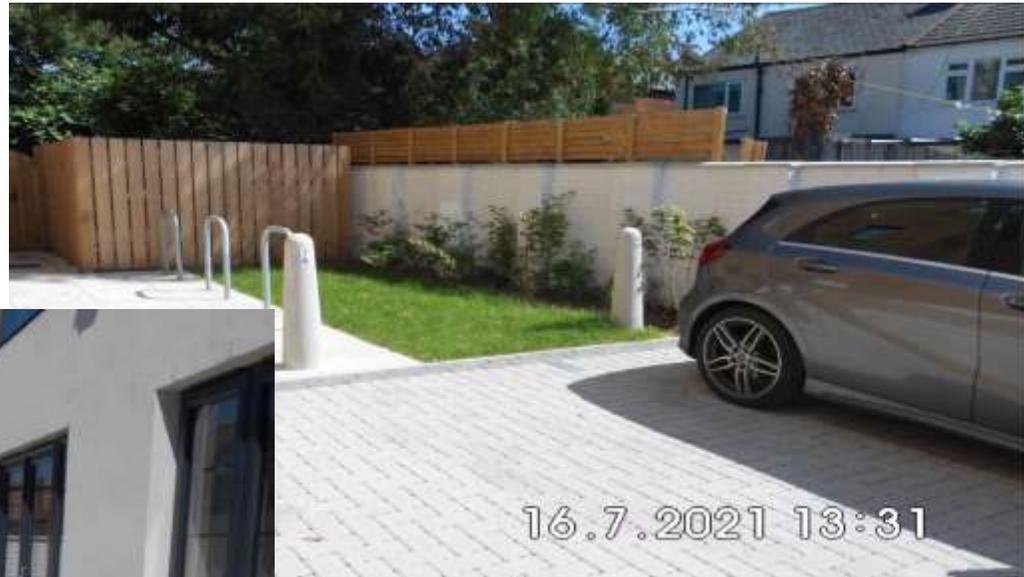


SITE PLAN 1:200



BLOCK PLAN 1:500

Site Photos



MC/23/1384

24 Ravenswood Avenue

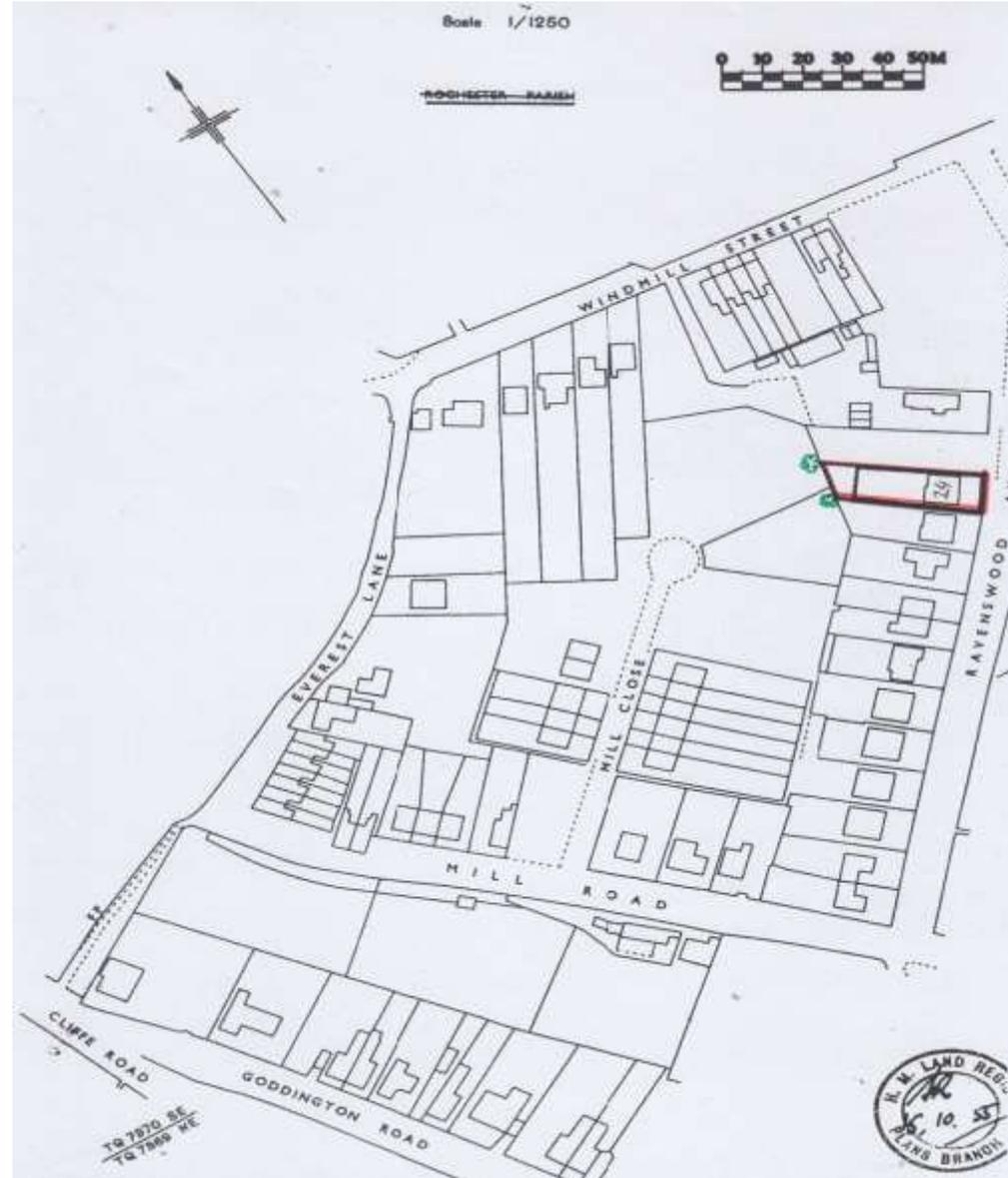
Strood

Rochester

Medway

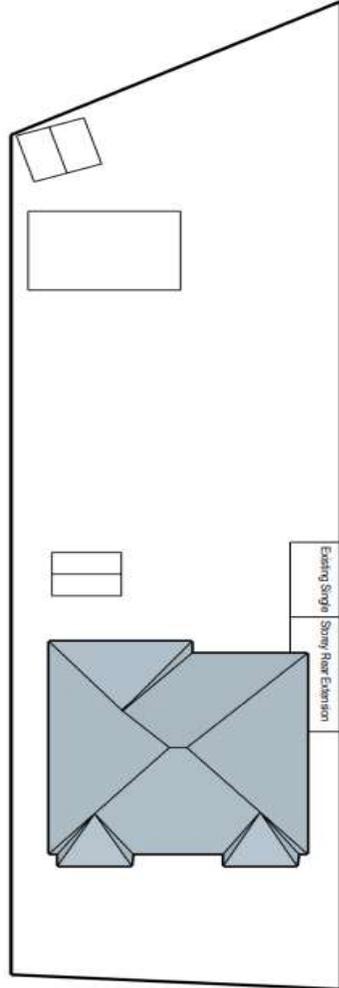
ME2 3BX

Site Location Plan

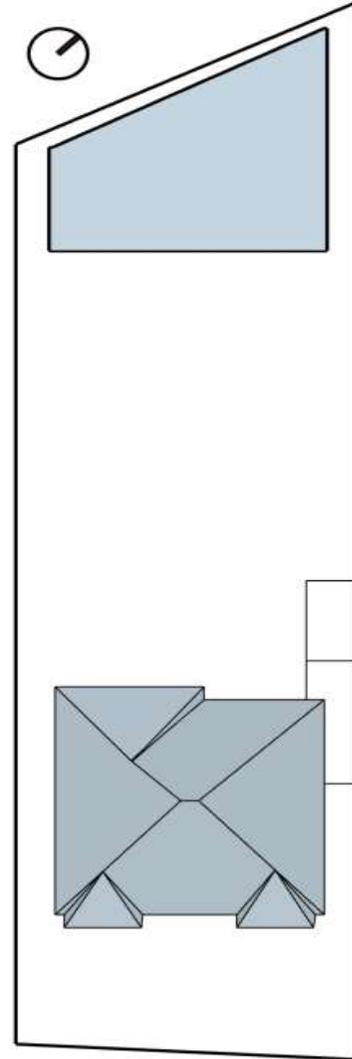


Block Plans

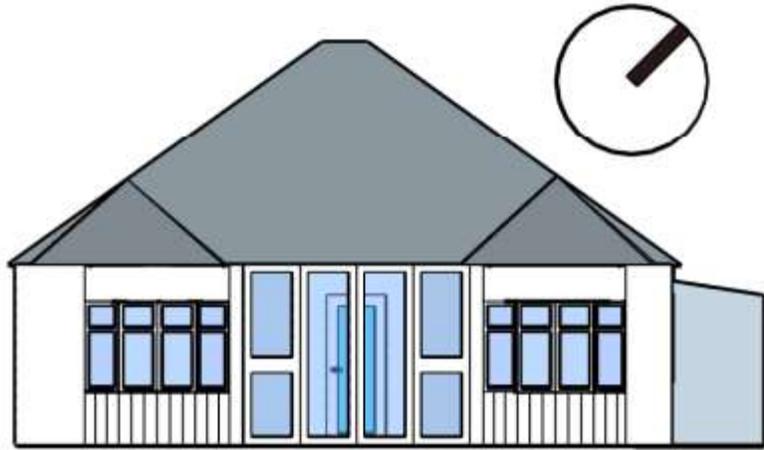
Existing



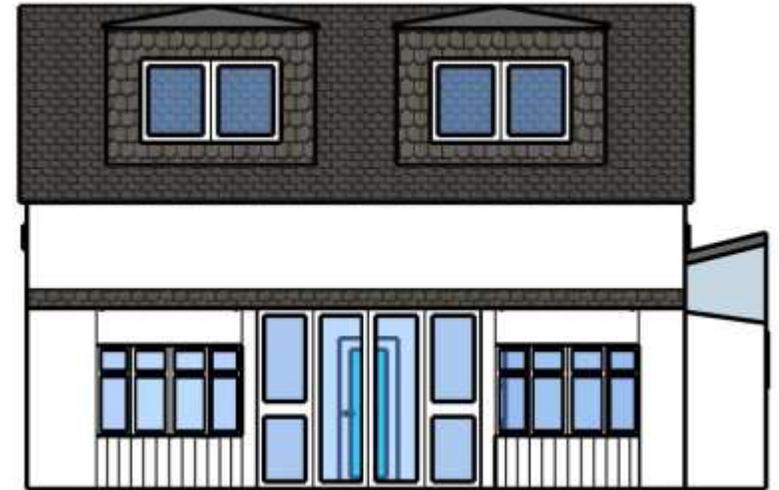
Proposed



Existing/Proposed Front Elevations

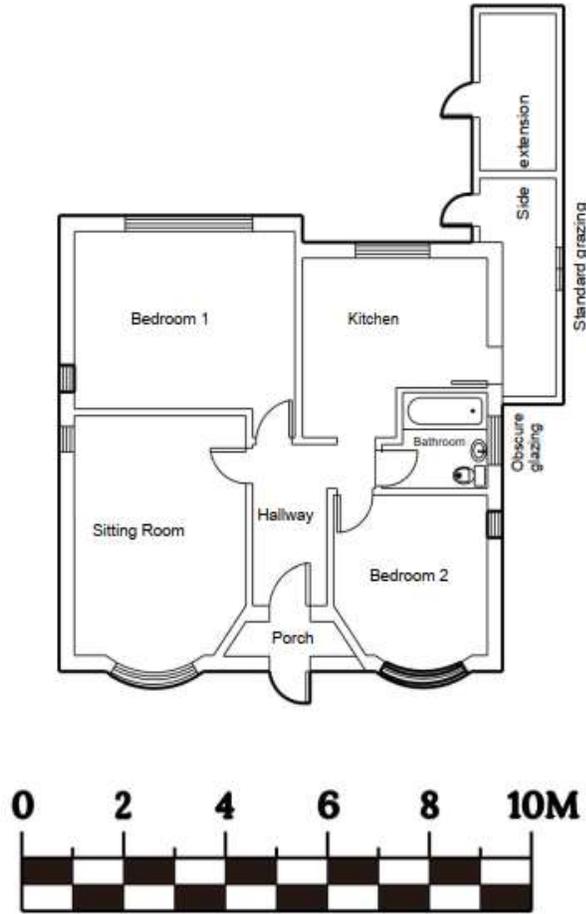


Existing Front

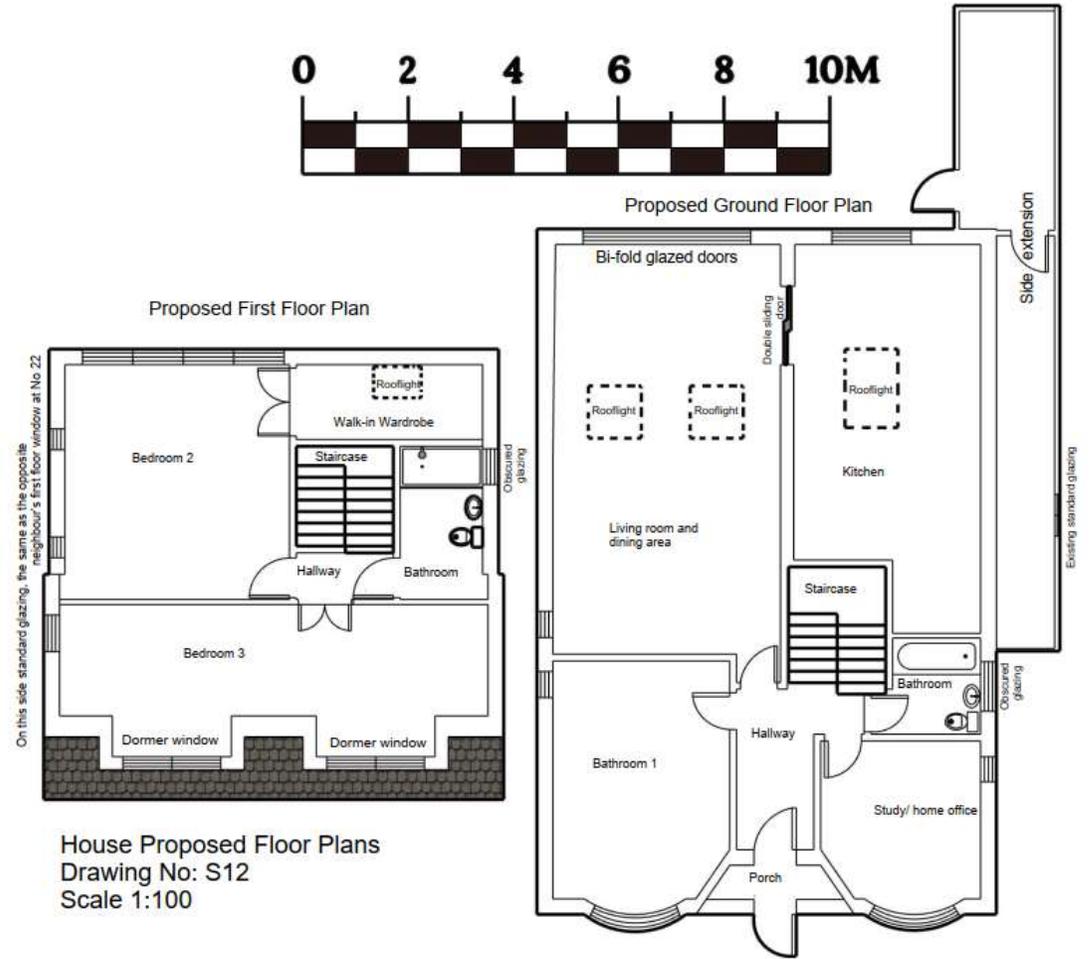


Proposed Front

Existing/Proposed Floor Plans



Existing



House Proposed Floor Plans
Drawing No: S12
Scale 1:100

Proposed

Site Photos



MC/24/0045

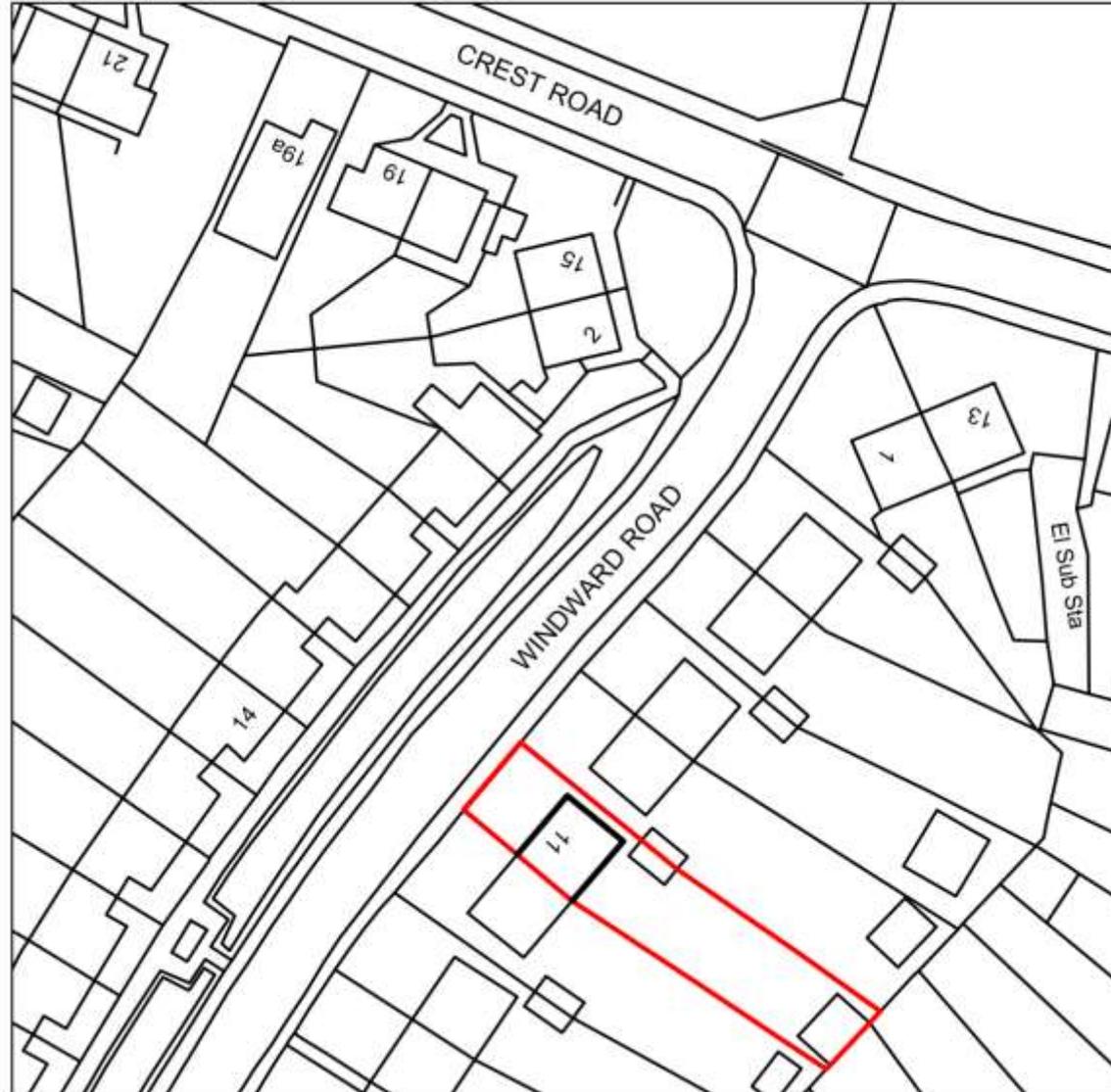
11 Windward Road

Rochester

Medway

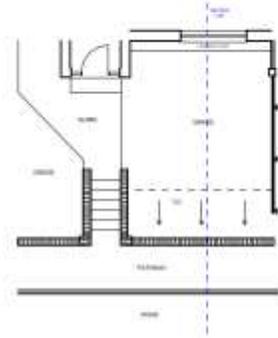
ME1 2ND

Site Location Plan



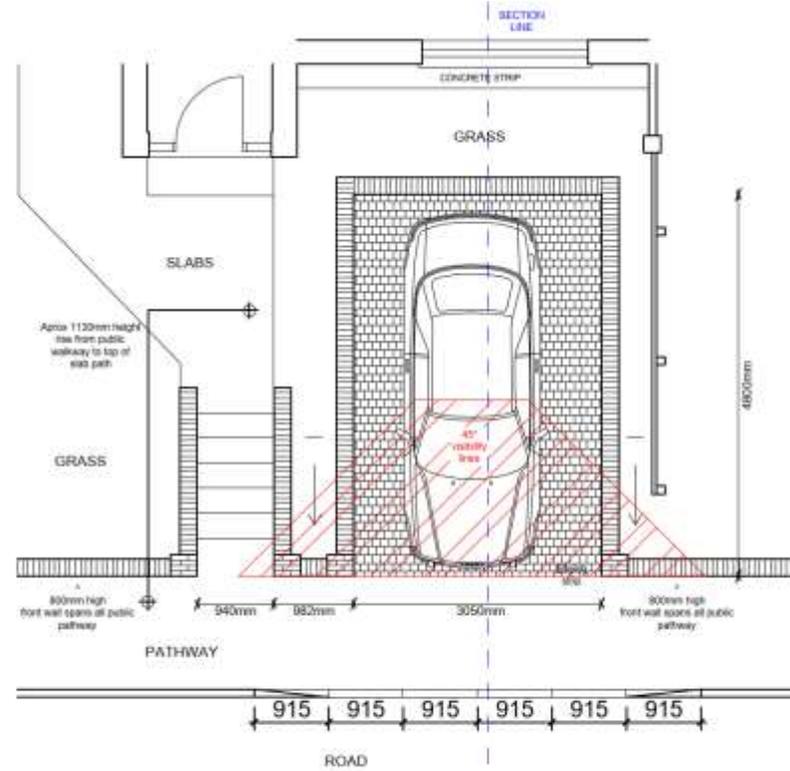
Existing/Proposed Block Plans

DO NOT WORK TO SCALED DIMENSIONS FROM THIS DRAWING.
ALL SIZES SHOULD BE CHECKED ON SITE.



Existing

- Excavate land to prep for driveway and remove safely from site.
- Prepare for concreting of hard standing.
- Approx. 14.5m² surface area of textured finished concrete hard standing.
- Build 2 similar columns to existing to match for new driveway demonstrated in this drawing.
- Make good of existing brick walls adjusted for driveway.
- Build brick up stands up to one brick above grass height.
- Approx full height 1300mm. Ensure weep holes are installed.
- Put an edging strip between porous block paving and public walkway.



Proposed



11 Windward Road ME1 2ND	Town and Country Issue 3 Tool Flow Final Rigging Sheet Business Development Clarekin ME4 4TE
Drawing: HE/ADAPT-01 Scale: 1:100 & 1:40 Date: DEC 2023	REVISIONS

Existing/Proposed Front Elevation



Existing Front
Elevation
scale - 1:75



Proposed Front
Elevation
scale - 1:50



11 Windward Road ME1 2ND

Drawing: HE/ADAPT-D2
Scale: 1:75 & 1:50 Date: DEC 2023

Town and Country
Suite 3 2nd Floor
Fitted Rigging House
Historic Dockyard
Chatham ME4 4TZ
01752 758512

Officer Site Photos

